

## WARRANTY DEED

349168KR  
 KNOW ALL MEN BY THESE PRESENTS, That  
 CARL B. THORNTON

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by  
 PAUL W. PETERSEN and SHELLY L. PETERSEN, husband and wife, hereinafter called  
 the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns,  
 the certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining,  
 situated in the County of Klamath and State of Oregon, described as follows, to-wit:

SEE ATTACHED LEGAL DESCRIPTION ON EXHIBIT "A" WHICH IS MADE A PART  
 HEREOF BY THIS REFERENCE.

SUBJECT TO: Real Estate Contract dated April 4, 1993 and recorded April 7,  
 1993 in Volume M93, page 7048, Microfilm Records of Klamath County, Oregon  
 between Patscheck-Viega, Inc., as Vendor and Timm Burr, Inc., Vendee. The  
 above named Grantees do not agree to assume nor pay and the Grantor named  
 herein agrees to hold the Grantees harmless therefrom.

## MOUNTAIN TITLE COMPANY

"This instrument will not allow use of the property described in this instrument in violation of applicable land use  
 laws and regulations. Before signing or accepting this instrument, the person acquiring fee title to the property should  
 check with the appropriate city or county planning department to verify approved uses and to determine any limits on  
 lawsuits against farming or forest practices as defined in ORS 30.930."

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor  
 is lawfully seized in fee simple and the above granted premises, free from all encumbrances except those  
 stated herein and those apparent upon the land, if any, as of the date of this deed and that  
 grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims  
 and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 85,000.00.

~~However, the actual consideration consists of or includes other property or value given or promised which is the whole  
 part of the consideration (indicate which). (The sentence between the symbols, if not applicable, should be deleted.  
 See ORS 93.030.)~~

In construing this deed and where the context so requires, the singular includes the plural and all grammatical  
 changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 24th day of May, 19 95;  
 if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by  
 order of its board of directors.

STATE OF OREGON, )  
 County of Klamath ) ss.  
May 24, 19 95.

Personally appeared the above named \_\_\_\_\_

CARL B. THORNTON

CARL B. THORNTON

\_\_\_\_\_ and acknowledged the foregoing instrument  
 to be his voluntary act and deed.

Before me:

Kristi L. Redd  
 Notary Public for Oregon

My commission expires: 11/16/95

STATE OF OREGON, County of \_\_\_\_\_ ) ss.

The foregoing instrument was acknowledged before me this

\_\_\_\_\_, 19 \_\_\_\_\_, by \_\_\_\_\_,

\_\_\_\_\_, president, and by \_\_\_\_\_,

\_\_\_\_\_, secretary of \_\_\_\_\_

a \_\_\_\_\_ corporation, on behalf of the corporation.

Notary Public for Oregon \_\_\_\_\_

My commission expires: \_\_\_\_\_

(SEAL)



CARL B. THORNTON

4212 Homedale Rd.  
Klamath Falls, OR 97603  
 GRANTOR'S NAME AND ADDRESS

PAUL W. PETERSEN & SHELLY L. PETERSEN

32230 Sage Rd.  
Hemet, CA 92544  
 GRANTEE'S NAME AND ADDRESS

After recording return to:

PAUL W. PETERSEN & SHELLY L. PETERSEN

32230 Sage Rd.  
Hemet, CA 92544  
 NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

PAUL W. PETERSEN & SHELLY L. PETERSEN

32230 Sage Rd.  
Hemet, CA 92544  
 NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

County of \_\_\_\_\_

I certify that the within instrument was  
 received for record on the \_\_\_\_\_

day of \_\_\_\_\_, 19 \_\_\_\_\_,

at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and recorded

in book \_\_\_\_\_ on page \_\_\_\_\_ or as

file/reel number \_\_\_\_\_,

Record of Deeds of said county.

Witness my hand and seal of County  
 affixed.

SINCE RESERVED

FOR

RECORDERS USE

By \_\_\_\_\_ Recording Officer  
 \_\_\_\_\_ Deputy

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

**PARCEL 1**

A portion of Parcel 2 of Land Partition 67-92, more particularly described as follows:

The E1/2 of the NE1/4, EXCEPTING THEREFROM that portion lying within the Klamath Country Subdivision, Section 26, TOGETHER WITH that portion of the SE1/4 SE1/4 of Section 23, EXCEPT that portion lying within the Klamath Country Subdivision, in Township 35 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

**PARCEL 2**

A portion of Parcel 2 of Land Partition 67-92, more particularly described as follows:

The NE1/4 of the SE1/4, Section 26, Township 35 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 25th day  
of May A.D., 19 95 at 3:51 o'clock P M., and duly recorded in Vol. M95,  
of Deeds on Page 13938.

FEE \$35.00

By Bernetha G. Leitch County Clerk