

MTC 35151 DS

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That

CARL B. THORNTON

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

RICHARD A. DOODY

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:

Lots 25 and 26, Block 4, Tract 1021, WILLIAMSON RIVER KNOLL, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. TOGETHER WITH an undivided 2/80th interest in and to the following described property situate in Section 20, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon: The Easterly 60 feet of that portion of Government Lots 40, 41, 44, and 45, lying South of the Williamson River Knoll Subdivision and North of the Williamson River.

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 of record and those apparent upon the land, if any, as 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 \$ 11,000.00

However, the actual consideration consists of or includes other property or value given or promised to the grantee, the consideration (indicate which). The sentence between the symbols, if not applicable, should be deleted.

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 26th day of June, 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,

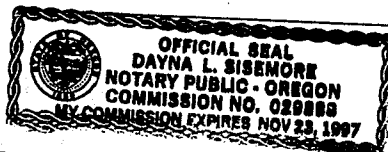
County of Klamath ss.June 26, 19 95

Personally appeared the above named
CARL B. THORNTON

and acknowledged the foregoing instrument
to be HIS voluntary act and deed.

Before me:

Dayna L. Sismore
Notary Public for Oregon 11-23-97
My commission expires: 12-20-98



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

Richard A. Doody

135 N. 2nd St.

Klamath Falls, OR. 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

Richard A. Doody

4212 Homedale Rd.

Klamath Falls, OR. 97601

NAME, ADDRESS, ZIP

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

Richard A. Doody

135 N. 2nd St.

Klamath Falls, OR. 97601

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was
received for record on the 27th
day of June, 19 95,
at 2:30 o'clock P. M., and recorded
in book M95 on page 16837 or as
file/reel number 2126,
Record of Deeds of said county.

Witness my hand and seal of County
affixed.

Bernetha G. Letsch Co Clerk

Recording Officer

By Annette Mueller Deputy

Fees: \$30.00

MOUNTAIN TITLE COMPANY

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06-27-95 P02:30 RCVD