

2553

K-46371  
SPECIAL WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That  
TIMM BURR, INC.

hereinafter called grantor,  
for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto  
HENRY WHEELER AND LINDA WHEELER, Husband and Wife  
hereinafter called grantee, and unto grantee's heirs, successors and assigns all of that certain real property with the  
tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in the County  
of Klamath, State of Oregon, described as follows, to-wit:

The NW $\frac{1}{4}$ SE $\frac{1}{4}$  of Section 31, Township 35 South, Range 13 East of  
the Willamette Meridian, EXCEPTING that portion Northwest of  
centerline of railroad tracts, ASLO EXCEPTING the E $\frac{1}{2}$ E $\frac{1}{2}$ NW $\frac{1}{4}$ SE $\frac{1}{4}$   
of Section 31, Township 35 South, Range 13 East of the Willamette  
Meridian, Klamath County, Oregon.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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

And the grantor hereby covenants to and with the grantee and grantee's heirs, successors and assigns that the real  
property is free from encumbrances created or suffered thereon by grantor and that grantor will warrant and defend  
the same and every part and parcel thereof against the lawful claims and demands of all persons claiming by, through,  
or under the grantor.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 5,000.00

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

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

In Witness Whereof, the grantor has executed this instrument this 22nd day of April, 1994.;  
if a corporate grantor, it has caused its name to be signed and its seal, if any, affixed by an officer or other person  
duly authorized thereto by order of its board of directors.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DE-  
SCRIBED 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.

TIMM BURR, INC.

BY: *Robert Daggett* VP

STATE OF OREGON, County of Klamath ) ss.

This instrument was acknowledged before me on , 19.

by

This instrument was acknowledged before me on April 22, 1994.

by

Robert Daggett

as

Vice President

of

Timm Burr, Inc.



*Debora Buckingham*  
Notary Public for Oregon

My commission expires 12-19-96

Grantor's Name and Address

Grantee's Name and Address

After recording return to (Name, Address, Zip):

Henry Wheeler

8614 Shoreline Rd

Redding, CA 96002

Until requested otherwise send all tax statements to (Name, Address, Zip):

*no change*SPACE RESERVED  
FOR  
RECORDER'S USE

Fees: \$30.00

STATE OF OREGON, } ss.  
County of Klamath }

I certify that the within instrument  
was received for record on the 10th day  
of July, 1995, at  
10:43 o'clock A.M., and recorded in  
book/reel/volume No. M95 on page  
17717 and/or as fee/file/instru-  
ment/microfilm/reception No. 2553,  
Record of Deeds of said County.

Witness my hand and seal of  
County affixed.

Bernetha G. Letsch Co Clerk

NAME

TITLE

By *Annette Mueller* Deputy