

3845

## WARRANTY DEED

Vol. 1195 Page 20421

MTC 35595MS

SUSANA WEST, TRUSTEE OF THAT CERTAIN DECLARATION OF TRUST DATED AUGUST 18, 1994,

Grantor(s) hereby grant, bargain, sell and convey to  
CARL B. THORNTON,

Grantee(s) and grantee's heirs, successors and assigns the following described real property, free of encumbrances except as specifically set forth herein in the County of KLAMATH and State of Oregon, to wit:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

SUBJECT TO: all those items of record and those apparent upon the land, if any, as of the date of this deed and those shown below, if any:

and the 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.

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.

The true and actual consideration for this conveyance is \$ 25,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 4212 HOMEDALE ROAD, KLAMATH FALLS, OR 97603

Dated this 28 day of July, 1995

Susana West, Trustee  
SUSANA WEST, TRUSTEE

## NOTARY ACKNOWLEDGEMENT

STATE OF Maryland SS. July 28 19 95  
COUNTY OF Anne Arundel Co.

Personally appeared the above named Susana West  
and acknowledged the foregoing instrument to be her voluntary act.

Before me:

Patricia Charlton

Notary Public for Maryland

My commission expires 7-1-97

(seal)

Return to:

CARL B. THORNTON  
4212 HOMEDALE ROAD  
KLAMATH FALLS, OR 97603

EXHIBIT "A"  
LEGAL DESCRIPTION

## PARCEL 1

The W1/2 of the E1/2 of the SE1/4 of the SW1/4 of Section 2, Township 36 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

## PARCEL 2

The S1/2 of the SE1/4 of the NW1/4 of Section 23, Township 36 South, Range 10 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 2nd day  
of August A.D., 19 95 at 3:44 o'clock P M., and duly recorded in Vol. M95  
of Deeds on Page 20421

Bernetha G. Ketsch, County Clerk

FEE \$35.00

By [Signature]