

4103

MTC35067ms

WARRANTY DEED

Vol. 1145 Page 20891

RICHARD R. KING and LYNN E. KING, as tenants by the entirety,
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 \$ 9,500.00.

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 3 day of August, 1995

Richard R. King
X RICHARD R. KING

Lynn E. King
X LYNN E. KING

NOTARY ACKNOWLEDGEMENT

STATE OF WASHINGTON

SS. AUGUST 4 19 95

COUNTY OF SAN JUAN

Personally appeared the above named RICHARD R. KING & LYNN E. KING
and acknowledged the foregoing instrument to be THEIR voluntary act.

Before me:

Jennifer V. Mung

Notary Public for _____

My commission expires 7-10-98

(seal)

Return to:

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

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1

The S1/2 N1/2 SW1/4 NW1/4 of Section 16, Township 35 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon.

EXCEPTING THEREFROM the Eastern 30 feet as a non-exclusive easement for ingress and egress.

PARCEL 2

That portion of the S1/2 N1/2 SE1/4 NE1/4 of Section 17, Township 35 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon, lying East of the center line of Mill Creek.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 7th day
of August A.D., 19 95 at 3:44 o'clock P M., and duly recorded in Vol. M95,
of Deeds on Page 20891.

Bernetha G. Letsch, County Clerk

FEE \$35.00

By Annette Mueller