

# KLAMATH COUNTY TITLE COMPANY

## K-48527-G STATUTORY WARRANTY DEED (Individual or Corporation)

Daniel W. Hepner and Sylvia M. Hepner

conveys and warrants to Carl B. Thornton Grantor.

the following described real property in the County of Klamath and State of Oregon. Grantee.

The SE $\frac{1}{4}$  of Section 12, Township 33 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon.

The East half of the North 489.87 feet of Lot 1, Block 18, Klamath Falls Forest Estates-Sycan Unit, according to the official plat thereof of file in the office of the County Clerk, Klamath County, Oregon.

The East half of the South 490 feet of Lot 1, Block 18, Klamath Falls Forest Estates-Sycan Unit, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

SE $\frac{1}{4}$ NW $\frac{1}{4}$  of Section 12, Township 35 South, Range 11 East of the Willamette Meridian.

This property is free of liens and encumbrances, EXCEPT: SUBJECT TO: Reservations and restrictions of record, rights of way, and easements of record and those apparent upon the land, contracts and/or liens for irrigation and/or drainage.

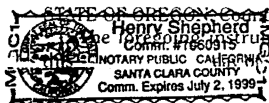
The true consideration for this conveyance is \$ 27,500.00 (Here comply with the requirements of ORS 93.030\*).

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.

DATED this 13th day of November 19 95. If a corporate grantor, it has caused its name to be signed by resolution of its board of directors.

Daniel W. Hepner  
Daniel W. Hepner

Sylvia M. Hepner  
Sylvia M. Hepner



### CORPORATE ACKNOWLEDGEMENT

STATE OF OREGON, County of \_\_\_\_\_ ss.  
The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_ 19\_\_\_\_.

State of California )  
County of Santa Clara) ss

On 11-13-95 Before me, Henry Shepherd Notary Public,  
personally appeared Sylvia M. Hepner AND Daniel W. Hepner

personally known to me ) or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature Henry Shepherd (Seal)



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title the 4th day  
of Jan A.D., 19 96 at 11:09 o'clock A M., and duly recorded in Vol. M96,  
of Deeds on Page 293.

FEE \$35.00

By Bernetha G. Petch County Clerk