

KX NA

25263

K45833
SPECIAL WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That
 ROBERT A. KENT AND SALLY M. KENT
 for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto
 TIMM BURR, INC.
 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:

W $\frac{1}{2}$ S $\frac{1}{2}$ NE $\frac{1}{4}$ OF SECTION 19, TOWNSHIP 35 SOUTH, RANGE 11 EAST OF THE WILLAMETTE MERIDIAN,
 KLAMATH COUNTY, OREGON.

SEP 18 AM 1:15 '96

(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 \$ 8,489.84
 However, the actual consideration consists of or includes other property or value given or promised which is
 the whole part of the 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 13 day of September, 1996;
 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.

Robert A. Kent

SALLY M. KENT

STATE OF OREGON, County of Klamath

This instrument was acknowledged before me on Sept 13, 1996,

by Robert A. Kent & Sally M. Kent

This instrument was acknowledged before me on _____, 19____,

by _____ as _____



OFFICIAL SEAL
 TRUDIE DURANT
 NOTARY PUBLIC - OREGON
 COMMISSION NO. 027875
 MY COMMISSION EXPIRES SEP. 30, 1997

My commission expires _____ Notary Public for Oregon

ROBERT & SALLY KENT

2309 LINDA VISTA DR

KLAMATH FALLS, OR 97601

Grantor's Name and Address

TIMM BURR, INC.

12952 CRYSTAL SPRINGS RD

KLAMATH FALLS OR 97603

Grantee's Name and Address

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

KLAMATH COUNTY TITLE

422 MAIN STREET

CE 5154

KLAMATH FALLS OR 97601

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

TIMM BURR, INC.

12952 CRYSTAL SPRINGS RD

KLAMATH FALLS OR 97603

SPACE RESERVED
FOR
RECORDER'S USE

Fee: \$30.00

STATE OF OREGON,
County of Klamath } ss.

I certify that the within instrument
 was received for record on the 18th day
 of Sept., 1996, at
 11:15 o'clock A.M., and recorded in
 book/reel/volume No. M96 on page
 29590 and/or as fee/file/instru-
 ment/microfilm/reception No. 25263,
 Record of Deeds of said County.

Witness my hand and seal of
 County affixed.
 Bernetha G. Letsch, Co. Clerk

By TITLE
 Deputy