

OK

29891 K-50015

WARRANTY DEED

Vol. 1796 Page 38752

KNOW ALL MEN BY THESE PRESENTS, That PATSCHECK VEIGA DEVELOPMENT INC.

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by TIMM BURR, INC.

, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

TWP 35 RANGE 9, BLOCK SEC. 26, TRACT NE4, SE 4, ACRES 40.00

A portion of parcel 2 of Land Partition 67-92, more particularly described as follows:

The NE 1/4 SE 1/4, of Section 26, Township 35 South, Range 9 E.W.M.

It is the intent of Patscheck-Veiga Development, Inc. by execution of this Warranty Deed to extinguish the contract dated April 1, 1993, recorded as Vol. M 93, Page 7048 as Document #59528, on April 7, 1993

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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

And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances

and that 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.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 40,000.00

The whole consideration for this transfer is \$ 40,000.00. (The sentence between the symbols ©, if not applicable, should be deleted. See ORS 93.030.)

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

In Witness Whereof, the grantor has executed this instrument this 5th day of December, 1996; if a corporate grantor, it has caused its name to be signed and its seal affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.

PATSCHECK-VEIGA DEVELOPMENT, INC. BY:

Fred W. Veiga

Fred W. Veiga, President

STATE OF OREGON, County of Clackamas

This instrument was acknowledged before me on December 9, 1996

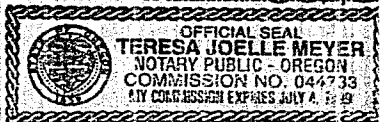
by Fred W. Veiga

This instrument was acknowledged before me on December 9, 1996

by Fred W. Veiga

as president of

Patscheck-Veiga Development Inc.



Teresa Joelle Meyer

Notary Public for Oregon

My commission expires

July 4, 1999

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 13th day of December, 1996, at 10:58 o'clock A.M., and recorded in book/reel/volume No. M96 on page 38752 or as fee/file/instrument/microfilm/reception No. 29891, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Bernetha G. Letsch, Co. Clerk

NAME TITLE

By Kathleen Ross Deputy

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Klamath County Title Company

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

Paul W & Shelly L. Petersen

32230 Sage Rd

Hemet, Ca 92544

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

Fee: \$30.00

96 DEC 13 AM 56