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MTC 41843-2A  
SPECIAL WARRANTY DEED

Vol. 1197 Page 29574



KNOW ALL MEN BY THESE PRESENTS, That TIMM BURR, INC.

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto MICHAEL O'BRIEN AND SANDRA O'BRIEN, HUSBAND AND WIFE AS TO AN UNDIVIDED 1/2 INTEREST, AND RICHARD HUFTLELING\* 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 1/2 SW 1/4 NE 1/4 OF SECTION 19, TOWNSHIP 35 SOUTH, RANGE 11 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON.

\*\* AND KATHY HUFTLELING, HUSBAND AND WIFE, AS TO AN UNDIVIDED 1/2 INTEREST.

97 SEP 10 AM 1:13

(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 \$... TO CLEAR TITLE. 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 5th 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 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.

Randy L. Shaw (President)  
TIMM BURR, INC.

STATE OF OREGON, County of Klamath ) ss.

This instrument was acknowledged before me on , 19

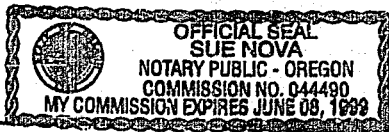
by

This instrument was acknowledged before me on September 5, 1996

by RANBY L. SHAW

as PRESIDENT

of TIMM BURR, INC.



Sue Nova

Notary Public for Oregon

My commission expires June 8, 1999

STATE OF OREGON, County of Klamath ) ss.

I certify that the within instrument was received for record on the 10th day of Sept., 1997, at 11:13 o'clock A.M., and recorded in book/reel/volume No. M97 on page 29574 and/or as fee/file/instrument/microfilm/reception No. 44898, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Bernetha G. Letsch, Co. Clerk

By Katherin Ross, Deputy

SPACE RESERVED FOR RECORDER'S USE

Fee: \$30.00

Form with fields for Grantor's Name and Address, Grantee's Name and Address, and After recording return to (Name, Address, Zip): AMERITITLE, P.O. Box 5017, Klamath Falls, OR 97601. Unfil requested otherwise send all tax statements to (Name, Address, Zip): NO CHANGE