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COPYRIK 93

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SPECIAL WARRANTY DEED

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 JERRY HOWELL AND SANDRA HOWELL 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:

The E½E½NW½SE½ of Section 31 Township 35 South, Range 13 East of the Willamette Meridian, excluding therefrom the Easterly 30 feet as a non-exclusive easement for ingress and egress EXCEPTING that portion Northwest of centerline of railroad tracks, Klamath County, Oregon.

K-46370 #5264

200 FEB -7 PM 3:22

(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 \$ 3,000.00

Ⓞ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 April, 19 94; 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. TIMM BURR, INC.

1st Robert Daggett VP

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.

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on, 19

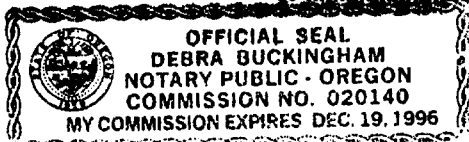
by

This instrument was acknowledged before me on April 5, 19 94,

by Robert Daggett

as Vice President

of Timm Burr, Inc.



Debra Buckingham
Notary Public for Oregon
My commission expires 12-19-96

Grantor's Name and Address

Grantee's Name and Address

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

Jerry & Sandra Howell
25307 E Manning Ave
Orange Cove, Ca 93646

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

no change

SPACE RESERVED FOR RECORDER'S USE

State of Oregon, County of Klamath
Recorded 2/07/00, at 3:22 p.m.
In Vol. M00 Page 3938
Linda Smith,
County Clerk Fee \$ 21.00

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