

A-18917

FORM No. 762—SPECIAL WARRANTY DEED.

21632

2780

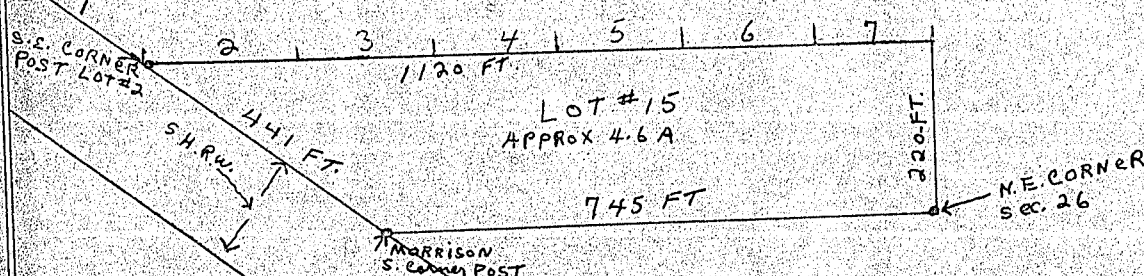
STEVENS-HESS LAW PUB. CO., PORTLAND, ORE.

1967
KNOW ALL MEN BY THESE PRESENTS, That LUKE W. GERHART,
a single man, Grantor, hereinafter called grantor,

for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto
Tim B. and Geneva M. Stivers, Grantees (husband and wife)

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 anywise appertaining, situated in the County
of KLAMATH, State of Oregon, described as follows, to-wit:

That part of NE $\frac{1}{4}$ SE $\frac{1}{4}$ of section Twenty-Six (26), Township Twenty-three (23) South,
Range Nine (9), E.W.M., described as follows:
Beginning at the NE corner of the SE Quarter (NE $\frac{1}{4}$ SE $\frac{1}{4}$) thence west
along the northern boundary a distance of 220 feet, thence south a distance of 1120 feet
to the SE corner post of Lot 2 (in the Gerhart Plat), thence northeasterly along the state
Right-of-way line a distance of 441 feet to the Morrison South corner post, thence north a
distance of 745 feet to the point of beginning. Being rectangular in shape, containing
approx. 4.6 acres, reserving however, unto the Grantor, his heirs and assigns, an easement over
upon and across the easterly 20 feet thereof. Easement to the above described property, to
and from the State Highway is thru the Gerhart approach.
The above description is identified in the Gerhart Plat as Lot # 15



To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.
And the grantor hereby covenants to and with the said grantee and grantee's heirs, successors and assigns
that said real property is free from incumbrances created or suffered thereon by grantor and that grantor will war-
rant 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. (Sixteen Hundred, fifty)

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$1,650.00
The consideration consists of or includes other property or value given or promised which is
part of the consideration and the foregoing recital of consideration is true as I verily
believe".

In construing this deed the singular includes the plural as the circumstances may require.
Witness grantor's hand this 14 day of February, 1968

Luke W. Gerhart

STATE OF OREGON, County of Linn
Personally appeared the above named Luke W. Gerhart

and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me: Elmer Phillips

Notary Public for Oregon

My commission expires Sept 12 - 1969

NOTE: The symbols between the symbols (), if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967 as amended by the 1967 Special Session.

Special WARRANTY DEED

TO

AFTER RECORDING RETURN TO

Tim B. Stivers
599 Kingwood Dr NW
Salem, Ore 97304

(DON'T USE THIS
SPACE RESERVED
FOR RECORDING
LABEL IN COUN-
TIES WHERE
USED.)

STATE OF OREGON,

County of Klamath

I certify that the within instru-
ment was received for record on the
9 day of April, 1968,
at 3:54 o'clock P.M., and recorded
in book M-68 on page 2780
Record of Deeds of said County.

Witness my hand and seal of
County affixed.

Dorothy Rogers

Klamath County Clerk

Title.

By John A. Deulin Deputy

Fees 1.50