

34883

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KNOW ALL MEN BY THESE PRESENTS, That
EDWARD TARDY, an unmarried man

, hereinafter called grantor,

for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto
GERALD T. ROWELL and VERA V. ROWELL, husband and wifehereinafter 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:The East Half of the West Half of the North Half of the South Half of
the North Half of Government Lot Seven, Section Five, Township Thirty-
seven South, Range Ten East, Willamette Baseline and MeridianTOGETHER WITH an easement 30 feet in width for ingress, egress, utilities
lines, and incidental purposes, over grantor's adjoining land, coinciding
with an existing roadway now apparent on said grantor's landSUBJECT TO an easement 30 feet in width for ingress, egress, utilities
lines, and incidental purposes, coinciding with an existing roadway
now apparent on said landAND FURTHER SUBJECT TO conditions, restrictions, reservations, and
easements of record.This Special Warranty Deed is given in fulfillment of that certain
real estate contract between the parties hereto, dated June 14, 1968
and conditioned for the conveyance of the above described property, and
the covenants of warranty herein shall not apply to any title, interest
or encumbrance arising by, through, or under the purchaser in said
contract, nor to any taxes, assessments or other charges levied, assessed
or becoming due subsequent to the date of said contract.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.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 659.42

However, the actual consideration consists of or includes other property or value given or promised which is
part of the consideration (indicate which) the whole

In construing this deed the singular includes the plural as the circumstances may require.

Witness grantor's hand this fifth day of June, 1972

Edward Tardy

CALIFORNIA
STATE OF OREGON, County of Los Angeles, ss.
Personally appeared the above named Edward Tardy

June 5, 1972

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

BERNICE FISHER
Notary Public, California
PRINCIPAL OFFICE IN
LOS ANGELES COUNTY

Before me:

Notary Public for Oregon California

My commission expires BERNICE FISHER

NOTE: My Commission Expires Jan. 27, 1974
The space between the symbols of Oregon and California, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.Special
WARRANTY DEED

TO

AFTER RECORDING RETURN TO
Mr. Gerald T. Rowell
3813 Chandler Blvd.
Burbank, California
91505(DON'T USE THIS
SPACE; RESERVED
FOR RECORDING
LABEL IN COUN-
TIES WHERE
USED.)

FEE \$ 2.00

STATE OF OREGON,

County of Klamath

I certify that the within instru-
ment was received for record on the
7th day of June, 1972
at 9:57 o'clock AM., and recorded
in book M.72 on page 6046
Record of Deeds of said County.Witness my hand and seal of
County affixed.

WM. D. MILNE

COUNTY CLERK Title

By Hazel Dragan Deputy