

78740

8827

FORM No. 762—SPECIAL WARRANTY DEED.

1967

KNOW ALL MEN BY THESE PRESENTS, That Gloria F. Libby, a single woman,
8438 Amigo Avenue, Northridge, California 91324, hereinafter called grantor,

for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto
Florence Coghlan, 1908 Valley View Drive, Topanga, California 90290

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:

Township 37 South, Range 12 East, W.M.
Section 4: W $\frac{1}{2}$ of NE- $\frac{1}{4}$ of NW- $\frac{1}{4}$ of SW- $\frac{1}{4}$ (5 Acres)

This conveyance is made subject to easements, rights of way of record
and those apparent on the land and Grantor reserves an easement for joint
user roadway and all other roadway purposes over and across a 30 foot
wide strip of land laying south of adjoining and parallel to the
northerly boundary.

(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 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 \$1,250.00.
However, the actual consideration consists of or includes other property or value given or promised which is
part of the consideration ~~XXXXXXXXXX~~

In construing this deed the singular includes the plural as the circumstances may require.
Witness grantor's hand this 24th day of June, 1970

Gloria F. Libby

California
STATE OF OREGON, County of Colusa
Personally appeared the above named

Gloria F. Libby

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

OFFICIAL SEAL
EDWARD DOUGLAS WHITE, Before me:
NOTARY PUBLIC - CALIFORNIA
(OFFICIAL SEAL) COLUSA COUNTY
My Commission Expires July 15, 1975

Notary Public for California
My commission expires JULY 15, 1975

NOTE—The sentence between the symbols () If not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.
521 Market St., Colusa, Calif.

Special WARRANTY DEED

Gloria Libby
1120 Oak St.
Colusa, Calif. 95932

TO

Florence Coghlan

No.

AFTER RECORDING RETURN TO

Florence Coghlan
1908 Valley View Dr.
Topanga, Calif. 90290

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

SEE A 2.00

STATE OF OREGON

County of Klamath

I certify that the within instru-
ment was received for record on the
11th day of JULY, 1973,
at 10:16 o'clock A.M., and recorded
in book H 73 on page 8827 or as
filing fee number 78740, Rec-
ord of Deeds of said County.

Witness my hand and seal of
County affixed.

W. D. HILF

By Hazel Drayil Deputy