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11712

FORM No. 702—SPECIAL WARRANTY DEED.

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

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KNOW ALL MEN BY THESE PRESENTS, That George B. Avisov, sole owner of 715 Newhall Drive, Hillsborough, Calif. 94010, hereinafter called grantor,

in consideration of Five and NO/100 - - - - - Dollars

to grantor paid, the receipt whereof hereby is acknowledged, does hereby grant, bargain, sell and convey unto Mrs. Marina Naclerio (born Marina Avisov) 7048 La Tijera Blvd, Westchester, Cal. 90045

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 10 East, W.M.

Section 5: South $\frac{1}{2}$ of West $\frac{1}{2}$ of West $\frac{1}{2}$ of North $\frac{1}{2}$ of North $\frac{1}{2}$ of Government Lot #7 (2 $\frac{1}{2}$ acres more or less).

This conveyance is made subject to 60 foot wide easement along Southerly boundry for access road grant for right of way for Pacific Power and Light Co. as needed in exchange for subscription rights, and subject to reservations and restrictions of record, easments and rights of way of record, and those apparrant on the land.

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 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 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.

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

Witness grantor's hand and seal this 29th day of August, 1974.

George B. Avisov

(SEAL)

(SEAL)

(SEAL)

(SEAL)

(GAS 92 470)

STATE OF CALIF., County of Alameda

) ss.

Personally appeared the above named

George B. Avisov

and acknowledged the foregoing instrument to be

voluntary act and deed.

Before me:

Maryle A. Richards

Notary Public for

My commission expires April 3, 1977

(OFFICIAL SEAL)



OFFICIAL SEAL
MERYLE A. RICHARDS
NOTARY PUBLIC - CALIFORNIA
ALAMEDA COUNTY
My Commission Expires April 3, 1977

Special WARRANTY DEED

George B. Avisov

TO

Marina Naclerio

No.

AFTER RECORDING RETURN TO

MR. & MRS. G. B. AVISOV
715 NEWHALL DRIVE
HILLSBOROUGH, CALIF. 94010

MAIL TAX STATEMENTS
TO ABOVE.

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

FEE \$2.00

STATE OF OREGON

ss.

County of Klamath

I certify that the within instrument was received for record on the 3rd day of September, 1974, at 1:57 o'clock P.M., and recorded in book M-74 on page 11712. Record of Deeds of said County.

Witness my hand and seal of County affixed.

WM D. MILNE

County Clerk-Recorder.

By *Stephen J. Davidson* Deputy.