

1-1-74

A-26100

11202

SPECIAL WARRANTY DEED

3461

KNOW ALL MEN BY THESE PRESENTS, That CHARTER FIRST MORTGAGE, INC.  
an Oregon corporation, hereinafter called grantor,  
for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto  
FRANK M. PEDERSEN

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:

The West 10 feet of Lot 9, all of Lot 10, all of Lot 27 less the Easterly  
18.45 feet, all of Lot 28 and Lot 29 less the Southwesterly 34 feet, all  
of WEST PARK ADDITION to the City of Klamath Falls, according to the  
official plat thereof on file in the office of the County Clerk of  
Klamath County, Oregon.

The East one-half of Lots 4 and 5 and all of Lot 6 in Block 87 of BUENA  
VISTA ADDITION to the City of Klamath Falls, Oregon, according to the  
official plat thereof on file in the office of the County Clerk of  
Klamath County, Oregon.

## SUBJECT TO THE FOLLOWING:

- 1) Easements and rights of way of record or visible upon the above  
described premises,
- 2) All real property taxes plus any interest owing on same.

(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 encumbrances 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 \$11,500.00

However, the actual consideration consists of or includes other property or value given or promised which is  
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 and where the context so requires, the singular includes the plural and all grammatical  
changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 9th day of March, 1976;  
if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by  
order of its board of directors.

CHARTER FIRST MORTGAGE, INC.

(If executed by a corporation,  
affix corporate seal)

By: William J. Thompson, President

STATE OF OREGON, )  
County of ) ss.  
1976

STATE OF OREGON, County of Jackson ) ss.  
March 9, 1976

Personally appeared William J. Thompson,  
who, being duly sworn,  
each for himself and not one for the other, did say that the former is the  
president and that the latter is the  
secretary of Charter

Personally appeared the above named

and acknowledged the foregoing instru-  
ment to be voluntary act and deed.

(OFFICIAL  
SEAL)

Before me:

Notary Public for Oregon  
My commission expires

First Mortgage, Inc.  
and that the seal affixed to the foregoing instrument is the official seal  
of said corporation and that said instrument was signed and sealed by  
half of said corporation by authority of its board of directors, and each of  
them acknowledged said instrument to be its voluntary act and deed.  
Before me:  
Notary Public for Oregon  
My commission expires: 6/1/77

STATE OF OREGON,  
County of Klamath ) ss.

I certify that the within instru-  
ment was received for record on the  
11th day of March, 1976,  
at 11:39 o'clock A.M., and recorded  
in book 11202 on page 3461 or as  
file/reel number 11202,  
Record of Deeds of said county.

Witness my hand and seal of  
County affixed.

W. P. MILNE  
Recording Officer  
By: Deputy

FEE \$ 3.00

GRANTOR'S NAME AND ADDRESS  
GRANTEE'S NAME AND ADDRESS  
After recording return to:  
F. Pedersen  
451 Donnell St.  
K. J. Jelle  
NAME, ADDRESS, ZIP  
Until a change is requested all tax statements shall be sent to the following address:  
Same  
NAME, ADDRESS, ZIP

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