

RECORDING REQUESTED BY: A-27294  
21481

WHEN RECORDED MAIL TO:  
Mr. and Mrs. O.C. Webb-Bowen  
PO Box 1600  
Klamath Falls, Oregon 97601

9W  
Vol. 76 Page 17948

Title 25685 Esc. LAN 5060  
SPACE ABOVE THIS LINE FOR RECORDER'S USE  
SS 78639

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

THAT LION OIL COMPANY, a Delaware corporation, with an office at Los Angeles, California, Grantor herein, in consideration of the sum of \$85,772.00 and other valuable considerations, in hand paid, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey unto O. C. WEBB-BOWEN and MARIE R. WEBB-BOWEN, husband and wife

Grantee herein, the following described real property and premises, situate in the County of Klamath, State of Oregon, to wit:

All that portion of the SW- $\frac{1}{4}$  of the NE- $\frac{1}{4}$ , SE- $\frac{1}{4}$  of the NW- $\frac{1}{4}$  of Section 30, Township 39 South, Range 9 E.W.M., more particularly described as follows:

Beginning at a point on the northwesterly right of way line of the Klamath Falls Weed State Highway in the SW- $\frac{1}{4}$  of the NE- $\frac{1}{4}$  of Section 30, Township 39 South Range 9 E.W.M., which point of beginning is 1320 feet North of the quarter corner common to Sections 30 and 31, Township 39 South, Range 9 E.W.M. and South 89°44' West 1015 feet along the South line of the NE- $\frac{1}{4}$  of the SW- $\frac{1}{4}$  of Section 30 to the northwesterly right-of-way line of said Highway; thence along said Highway right-of-way line as follows: North 36°34' East 1792.17 feet; South 53°26' East 25.0 feet; thence North 36°34' East 412.43 feet to the true point of beginning of the tract herein described; thence continuing North 36°34' East 455 feet to a point, which is the most southerly corner of the tract conveyed to Robert D. McPherson by deed recorded October 8, 1956, in Volume 287 at page 160; thence North 53°26' West along the Southerly line of said McPherson Tract to the Southeasterly right-of-way line of the Southern Pacific Railroad right-of-way; thence Southwesterly along said southeasterly right-of-way line of the Southern Pacific Railroad to a point which is North 53°26' West to the true point of beginning; thence South 53°26' East to the true point of beginning.

EXCEPTING THEREFROM:

1976-77 taxes, a lien not yet payable.

Together with all improvements thereon and the appurtenances thereunto belonging, and Grantor warrants the title only against the claim of every person whomever claiming by, through or under Grantor. This deed is subject to any and all zoning ordinances, taxes and questions of survey, restrictions, and easements of record or in place.

GRANTOR DOES NOT WARRANT EITHER EXPRESSLY OR IMPLIEDLY, THE CONDITION OR FITNESS OF THE PROPERTY CONVEYED HEREUNDER, ANY SUCH WARRANTY BEING HEREBY EXPRESSLY NEGATED. GRANTEE BY ACCEPTANCE HEREOF ACKNOWLEDGES THAT HE HAS MADE A COMPLETE INSPECTION OF THE ABOVE DESCRIBED REAL PROPERTY AND ANY IMPROVEMENTS AND/OR EQUIPMENT LOCATED THEREON AND IS IN ALL RESPECTS SATISFIED THEREWITH AND ACCEPTS THE SAME "AS IS."

TO HAVE AND TO HOLD said described premises unto the said GRANTEE, Grantee's heirs, successors and assigns, forever.

SIGNED AND DELIVERED this 27th day of October, 1976.

ATTEST:

LION OIL COMPANY,

Richard A. Shurt  
Secretary

A. J. Warner  
Senior Vice-President

76 MAY 12 AM 19-17



LTIC CAL T-1102

## Corporation Acknowledgment

STATE OF CALIFORNIA

COUNTY OF Los Angeles } ss.On October 27, 1976

before me, the undersigned, a Notary Public in and for said State, personally appeared

A. Joe Warr

known to me

to be the Senior Vice-President, and  
Richard A. Shortz known to meto be Secretary of the  
Corporation that executed the within Instrument, known to  
me to be the persons who executed the within Instrument on  
behalf of the Corporation therein named, and acknowledged  
to me that such Corporation executed the within Instrument  
pursuant to its by-laws or a resolution of its board of di-  
rectors.

WITNESS my hand and official seal.

Signature

Catherine M. Mack

Catherine M. Mack

Notary's Name (Typed or Printed)

AT 2M 2/72



(This area for official notarial seal)

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of KLAMATH COUNTY TITLE COthis 12th day of NOVEMBER 10;17 A. D. 1976 at 10;17 o'clock A.M., andduly recorded in Vol. M 76, of DEEDS on Page 17948

fee \$ 6.00

Wm D. MILNE, County Clerk

By Hazel Drazel