

ORDER NO.

33440

01-10818

m/t 3789

INSTRUMENT No.

13881

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SPECIAL WARRANTY DEED—Corporation

KNOW ALL MEN BY THESE PRESENTS, that

TRANS WESTERN INVESTORS, INC.

a corporation duly organized and existing under the laws of the State of Oregon
 grantor, does hereby grant, bargain, sell and convey unto

JAMES E. HARPER, JR. AND MARGARET A. HARPER, husband and wife

grantee,

all that real property situated in
Oregon, described as follows:

Klamath

County, State of

The North $\frac{1}{2}$ of Lot Five, (5), Block Twelve, (12), of DIXON 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 CONDITIONS, RESTRICTIONS AND EASEMENTS OF RECORD.

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.

The true and actual consideration for this transfer is \$ 18,000.00

The foregoing recital of consideration is true as I verily believe.

Signed by authority of the Board of Directors, with the seal of said corporation affixed, this

26th day of July 1977

TRANS WESTERN INVESTORS, INC.

By John M. Steinmuller, Jr. President
 By Frances L. Steinmuller Ass't. Secretary

STATE OF OREGON, COUNTY OF LANE, ss:

July 26, 1977

Personally appeared John M. Steinmuller, Jr.

and Frances L. Steinmuller

who, being sworn,

stated that the former is the President

(president or other officer)

and the latter is the ass't. secretary of grantor

(secretary or other officer)

corporation and that the seal affixed hereto is its seal and

that this deed was voluntarily signed and sealed in behalf

of the corporation by authority of its board of directors

Notary Public for Oregon.

My commission expires

5/23/1980

State of Oregon,
 County of Klamath } ss,

I hereby certify that the within instrument was

received and filed for record on the 3

day of August, 1977, at 10:58

o'clock A.M. and recorded on Page 13881

in Book M 77 Records of Deeds

of said County.

WM. D. MILNE, County Clerk

By Hazel D. Dwyer Deputy

Fee \$3.00

PIONEER TITLE CO. OF LANE COUNTY

Kla. First Fed
 540 main

277 AUG 3 AM 10 58