

43929

SPECIAL WARRANTY DEED

Vcl. ^M 4 Page 3898

The Grantor, ATLANTIC RICHFIELD COMPANY, a Pennsylvania corporation, formerly The Atlantic Refining Company, successor by merger to Richfield Oil Corporation, for and in consideration of the sum of \$8,590.00, in hand paid, conveys and specially warrants to T. J. O'HARRA and RUTH M. O'HARRA, husband and wife, the following described real estate in Klamath County, Oregon:

PARCEL I

All that portion of Lot 70, Enterprise Tracts, Klamath County, Oregon, described as follows:

BEGINNING at a point in the Southerly line of Sixth Street, at its intersection with a North and South line 390.0 feet West of the East line of Lot 70; thence South 184.0 feet and West 17.5 feet to the true point of beginning; thence West 109.7 feet; thence South 172.5 feet; thence East 109.7 feet; thence North 172.5 feet more or less to the true point of beginning, according to the official plat filed May 4, 1907, in Book 3 at page 15, Plat records.

PARCEL II

A strip of land across Lot 70, Enterprise Tracts, Klamath County, Oregon, 17 feet wide, being 8.5 feet on each side of the center line of the spur track now constructed thereon, said center line being described as follows:

BEGINNING at a point in the Northerly line of the right of way of the Oregon, California and Eastern Railway Company 417.5 feet West of the East line of Lot 70; thence on an 11 degree 30 minute curve to the right, a distance of 356 feet Northwesterly to a point 525.7 feet West of the East line of Lot 70; thence North parallel to the East line of Lot 70 a distance of 467 feet to a point 8.5 feet West of the Northwest corner of Parcel I hereinabove described.

TOGETHER WITH all easements and appurtenances thereto.

RESERVING unto the Grantor, its successors and assigns, minerals and oil, gas and other hydrocarbon substances under said land below a depth of 500 feet without the right of surface entry.

SUBJECT TO that easement granted by Grantor to Marshall E. Cornett and Olive B. Cornett, husband and wife, dated June 10, 1941. SUBJECT TO that easement granted August 27, 1948 by Grantor to Signal Oil Company, a Delaware corporation.

SUBJECT TO taxes not yet delinquent, easements, encroachments, conditions and any covenants and/or limitations which are of record or which would be visible to a prudent real estate buyer after a thorough inspection of the property at date hereof.

Property herein and improvements thereon are conveyed as is and where is, with no warranty, express or implied, as to their legal or physical usefulness for any specific purpose in their present condition, nor as to their capability of being made legally, practically and/or economically useful for any specific purpose considering all applicable O.S.H.A., E.P.A., State, local and special agency requirements as now or may hereafter become applicable to property and improvements herein.

IN WITNESS WHEREOF, said corporation has caused this instrument to be executed by its proper officers and its corporate seal to be hereunto affixed this 1st day of November, 1977.

ATLANTIC RICHFIELD COMPANY

By J. N. Finney *Plm*
Assistant Vice President

By M. T. Kilday *Plm*
Assistant Secretary

J. J. O'Hara
P.O. Box 1357
Klamath Falls, Ore

TO 449 C
(Corporation)

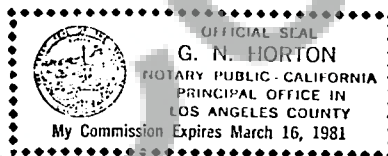
STATE OF CALIFORNIA
COUNTY OF LOS ANGELES } ss.

On November 1, 1977 before me, the undersigned, a Notary Public in and for said State, personally appeared J. N. Finney known to me to be the Assistant Vice President, and M. T. Kilday known to me to be the Assistant Secretary of the corporation that executed the within instrument on behalf of the persons who executed the within instrument, and acknowledged to me that such corporation executed the within instrument pursuant to its by-laws or a resolution of its board of directors.

WITNESS my hand and official seal.

Signature G. N. Horton
G. N. HORTON

Name (Typed or Printed)



(This area for official notarial seal)

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record March 2nd day of March A. D. 1978 at 9:56 clock AM., and duly recorded in Vol. N78 of Deeds on Page 3898

Wm D. MILNE, County Clerk

By [Signature]

Fee \$6.00