

1-1-74

48016

SPECIAL WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That WILLIAM V. HILL and LILLIAN M. HILL,

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto DURWARD E. FIELDS and MARTHAEL A. FIELDS, husband and wife, 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:

A parcel of land situated in the Southwest $\frac{1}{4}$ of Section 25, T36S, R11E, W.M., Klamath County, Oregon, being more particularly described as follows:

Beginning at a 5/8" iron pin marking the Northeast Corner of said SW $\frac{1}{4}$; thence 300° 31' 08" W, along the East line of said SW $\frac{1}{4}$, 500.00 feet; thence, leaving said East Line, West 432.72 feet; thence North 501.40 feet to a point on the North Line of said SW $\frac{1}{4}$; thence 88° 40' 51" E along said North line 437.25 feet to the point of beginning containing 5.00 acres more or less.

(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 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 paid for this transfer, stated in terms of dollars, is \$3,000.00

(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 4 day of April, 1978; 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.

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,
County of Gilliam } ss.
April 4, 1978

Personally appeared the above named
WILLIAM V. HILL & LILLIAN M. HILL,
husband and wife,

and acknowledged the foregoing instrument as their voluntary act and deed.

Notary Public for Oregon
My commission expires March 1980

William V. Hill

WILLIAM V. HILL

Lillian M. Hill

LILLIAN M. HILL

STATE OF OREGON, County of } ss.
April 4, 1978

Personally appeared _____ and _____ 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 _____

_____ a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf 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: _____

(OFFICIAL SEAL)

WILLIAM V. & LILLIAN M. HILL	
BOX 644	
CORDON, OR 97823	
GRANTOR'S NAME AND ADDRESS	
DURWARD E. & MARTHAEL A. FIELDS	
STAR ROUTE, BOX 14	
BEATTY, OR 97621	
GRANTEE'S NAME AND ADDRESS	
After recording return to:	
DURWARD E. FIELDS	
STAR ROUTE, BOX 14	
BEATTY, OR 97621	
NAME, ADDRESS, ZIP	
Until a change is requested all tax statements shall be sent to the following address.	
DURWARD E. FIELDS	
STAR ROUTE, BOX 14	
Beatty, Oregon 97621	

STATE OF OREGON, } ss.
County of Klamath
I certify that the within instrument was received for record on the 10th day of April, 1978, at 10:57 o'clock AM, and recorded in book 178 on page 6826 or as file/reel number 66916, Record of Deeds of said county.
Witness my hand and seal of County affixed.

Wm. D. Malone
Recording Officer
By: _____ Deputy

Fee \$3.00

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