

1-174

51831

SPECIAL WARRANTY DEED

Vol. 78

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KNOW ALL MEN BY THESE PRESENTS, That FIRST NATIONAL BANK OF OREGON, a national banking association, TRUSTEE-----, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto RICHARD L. HATCHER, RUTH E. HATCHER, husband and wife, and CHARLES E. SKAGGS & ALBERT M. SKAGGS, 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:

Lot Fourteen (14) Block Six (6) Sun Forest Estates, Tract 1060 as shown by Map on file in the office of the County Recorder.

Free and clear of all liens and encumbrances except restrictions and easements of record and except any lien or encumbrance caused or created by the Lot Vendee.

(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 \$1,895.00.

~~However, the actual consideration consists of or includes other property or value given or promised~~ which is the whole 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 29th day of June, 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.

FIRST NATIONAL BANK OF OREGON, TRUSTEE

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of _____, 19____

Personally appeared the above named _____

_____ and acknowledged the foregoing instrument to be _____ voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires _____

James M. Wilson, Vice President
Helen J. Bird, Asst. Cashier
STATE OF OREGON, County of Multnomah, ss.
JUNE 29, 1978

Personally appeared James M. Wilson and Helen J. Bird, who, being duly sworn, each for himself and not one for the other, did say that the former is the Vice president and that the latter is the Assistant Cashier of First National Bank of Oregon.

_____ 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: Dec. 20, 1979

(OFFICIAL SEAL)

FIRST NATIONAL BANK OF OREGON
TRUST REAL ESTATE DEPT. T-9 HB
P O BOX 3131 PORTLAND, OREGON 97208

GRANTOR'S NAME AND ADDRESS

Richard L. and Ruth E. Hatcher
Charles E. Skaggs and Alberta M. Skaggs
1500 North Rosemore
Modesto, CA 95351

After recording return to:

FIRST NATIONAL BANK OF OREGON
see above

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:

Richard L. and Ruth E. Hatcher
Charles E. and Alberta M. Skaggs
see above

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath, ss.

I certify that the within instrument was received for record on the 18th day of July, 1978, at 8:57 o'clock A.M., and recorded in book M78 on page 15403 or as file/reel number 51831. Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Dine

Recording Officer
By _____ Deputy

Fee \$3.00