

SPECIAL WARRANTY DEED

Vol. 779 Page 20012

54747  
AND ALL NEW BY THESE PRESENTS That Anne Ferguson, husband and wife

Ralph C. Ferguson Jr., and

hereinafter called grantor,

for the consideration hereinafter stated, do hereby grant, bargain, sell and convey unto Win Lawson and Amy I. Lawson, husband and wife

hereinafter called grantee, and unto grantee's heirs, successors and assigns all of that certain real property with the improvements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

A portion of the N 1/2 of the NW 1/4 of the SW 1/4 of Section 16 Township 23 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at the Northeast corner of the North half of the Northwest Quarter of the Southwest Quarter of said section; thence West along the North line of the North half of the Northwest Quarter of the Southwest Quarter for 417.50 feet; thence South parallel with the East line of the said North half of the Northwest Quarter of the Southwest Quarter 417.50 feet; thence East parallel with the North line of the North half of the Northwest Quarter of the Southwest Quarter 417.50 feet; thence North along the East line of the North half of the Northwest Quarter of the Southwest Quarter 417.50 feet to the true point of beginning. Except therefrom the North 30 feet which has been reserved for a roadway.

To Have and to Hold the same unto the said grantor 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 \$ NO Consideration  
However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which): (The sentence between the symbols  $\Phi$ , 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 4th day of September, 1978, if a corporate grantor, at its corporate offices and seal affixed by its officers, duly authorized thereto by order of its board of directors.

(If executed by a corporation, the corporate seal)



VICKI BROCARD  
NOTARY PUBLIC - CALIFORNIA  
PRINCIPAL OFFICE IN  
LOS ANGELES COUNTY

My Commission Expires September 23, 1979

Ralph C. Ferguson Jr.  
Anne Ferguson

CALIFORNIA  
STATE OF CALIFORNIA  
County of Los Angeles  
Sept. 9, 1978

STATE OF OREGON, County of Klamath  
Personally appeared \_\_\_\_\_ and \_\_\_\_\_ who, being duly sworn,

Personally appeared the above named Ralph C. Ferguson Jr. and Anne Ferguson

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 acknowledged that he signed and sealed the foregoing instrument as the president 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: \_\_\_\_\_ (OFFICIAL SEAL)

(OFFICIAL SEAL)

Vicki Brocard  
Notary Public for California  
My commission expires 9-23-79

Notary Public for Oregon  
My commission expires:

Ralph C. Ferguson Jr. and Anne Ferguson  
7947 Allengrove, Downey, Calif.  
90240

Win and Amy I. Lawson  
26639 Chambers  
Sun City, California 92381

Also requesting return to:

Win Lawson  
26639 Chambers  
Sun City, Calif. 92381

Should a change in any of the above statements shall be made in the following addition:

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 11th day of September, 1978, at 2:08 o'clock P.M., and recorded in book M78 on page 20012 or as file / reel number 54747

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne

By \_\_\_\_\_ Recording Officer  
Deputy

Fee \$3.00