

55161

SPECIAL WARRANTY DEED

Vol. ^m78 Page 20650

KNOW ALL MEN BY THESE PRESENTS, That

Charles A. Greene

, hereinafter called grantor,

for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto

Dr. Ben McGough

hereinafter called grantee, and with grantee's heirs, successors and assigns all of that certain real property with the improvements, fixtures and appurtenances thereon belonging or in anywise appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit: (Legal description attached)

A tract of land situated in Sections 2, 3, 10 and 11, T. 35 S., R.11 E., of the U.M., in the County of Klamath and State of Oregon described as follows:

Beginning at the most Northerly corner of Lot 2, Block 23, OREGON PINES, a duly recorded plat, said corner being on the Southerly line of a tract of land described as Parcel I in a Contract to Larry D. Overberg recorded November 3, 1977 in Volume M-77, Page 21072, Deed Records; thence North 65°33'29" West along the Southerly line of said Overberg tract a distance of 332.00 feet to the Southwest corner thereof; thence North 24°33'49" East along the Westerly line of said Overberg tract a distance of 947.98 feet to the most Southerly corner of a tract of land described in a Contract to Dr. Ben McGough recorded October 27, 1977 in Volume M-77, Page 20598, Deed Records and the true point of beginning of the tract of land herein to be described; thence North 0°41'27" East along the Easterly line of said Dr. McGough tract a distance of 1000.00 feet; thence continuing along the Easterly line of said Dr. McGough tract North 07°32'22" West a distance of 923.83 feet; thence South 66°04'54" West a distance of 1380.50 feet to the centerline of an existing Indian Service Road; thence along the centerline of said road South 23°55'06" East a distance of 760.00 feet to a point of curve; thence along the centerline of said road on a curve to the right, having a radius of 1600.00 feet and a central angle of 35°55'57", a distance of 1003.42 feet to the Southwest corner of the afore-said Dr. McGough tract; thence South 77°57'00" East along the Southerly line of said Dr. McGough tract a distance of 1189.55 feet to the true point of beginning.

Subject to the rights of the public in that portion of the above described tract of land lying within the boundaries of public roads.

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

Notary Public for Oregon
My commission expires 6-7-82

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:

(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires:

Charles A. Greene

Dr. Ben McGough

Howard A. Fohrman
11300 N. E. Halsey - Suite 108
Portland, Oregon 97229

Same as above

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 19th day of September, 1978, at 9:44 o'clock A. M., and recorded in Book m78 on page 20650 or as file/reel number 55161, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne

Recording Officer
Deputy
Fee \$6.00

#108

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20651

This deed is given in partial fulfillment of that certain contract dated the 16th day of September, 1977, recorded the 27th day of October, 1977, in Klamath County, Oregon, in Vol M77 of Deeds, Page 20598, subject to contract between Andrew A. Silani and Alice E. Silani, husband and wife, and Edward I. Mitchell and Gene C. Mitchell, husband and wife, Vendors and Interstate Enterprises, Inc., a Nevada corporation, Vendee, recorded January 12, 1971, in Volume M71, page 22, Microfilm Records of Klamath County, Oregon, and Interstate Enterprises, Inc., a Nevada corporation, Vendor and C-P Recreational Oreg., Ltd., a limited partnership, Vendee, recorded January 12, 1971, Volume M71, page 266, Microfilm records of Klamath County, Oregon, which partnership shall pay and hold grantee harmless from all regulations thereon.

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 \$ 1.00. (If the actual consideration is stated in terms of dollars, the words "and the consideration" should be deleted. See ORS 93.030.)

In Witness Whereof, the grantor has executed this instrument this _____ day of August, 1978; order of its board of directors.

Charles A. Greene
Charles A. Greene

(If executed by a corporation, in the corporate name)

STATE OF OREGON,
County of Multnomah } ss.
August 30, 1978.

Personally appeared the above named
Charles A. Greene

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

Notary Public for Oregon
6-7-82

Charles A. Greene

STATE OF OREGON, County of _____ ss.

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 _____

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.

Notary Public for Oregon
My commission expires: _____

(OFFICIAL SEAL)

STATE OF OREGON,
County of Klamath } ss.

I certify that the within instrument was received for record on the 19th day of September, 1978, at 9:44 o'clock A.M., and recorded in Book m78 on page 20650 or as file level number 55161. Record of Deeds of said county.

Witness my hand and seal of County of Klamath.

M. D. Milne
Recording Officer
Deputy
Fee \$6.00

DR. BEN MCGOUGH

Howard A. Pohrman
11100 N. E. Halsey - Suite 108
Portland, Oregon 97220

Same as above

#108