

55857

## SPECIAL WARRANTY DEED

Vol. 1778 Page 21738

**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 FRANK D. OWENS and MARY B. OWENS, husband and wife hereinafter called grantees, and unto their heirs, successors and assigns all of that certain real property with the improvements, fixtures and appurtenances thereto belonging or in anywise appertaining, situated in the County of Klamath . . . State of Oregon, described as follows, to-wit:

**Lot Seventy Nine (79), Block One (1) of 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.**

(See back of instrument for further description on reverse side)

**To Have and to Hold the same unto the said grantees and grantees' heirs, successors and assigns forever.**

And the grantor hereby covenants to and with the said grantees and grantees' 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 instrument, stated in terms of dollars, is \$ 1,895.00

(If instrument is executed before witnesses, state amount of consideration paid in cash and the amount of consideration paid in promissory note or otherwise. If instrument is executed before a notary public, state amount paid in cash. If instrument is executed before a bank, state amount paid in cash and the amount of consideration paid in promissory note or otherwise which is the whole consideration (indicate which). If no amount between the two is left, if not applicable, should be deleted. See ORS 93.030.)

In witnessing this deed and after the content is recited, the singular includes the plural and all grammatical changes shall be implied to make it apply equally to corporations and to individuals.

In witness Whereof, the grantor has executed this instrument the 29th day of August , 1978 ; If a corporate grantor, it has been so signed and seal affixed by its officers, duly authorized thereto by resolution of the board of directors.

It is executed by a notary public.  
Who witnessed said

STATE OF OREGON

County of

Personally appeared the above named

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

Before me:

(OFFICIAL SEAL)  
Notary Public for Oregon  
My commission expires

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

FRANK D. OWENS & MARY  
1616 3RD AVENUE  
SAN LUIS OBISPO, CALIFORNIA

After recording return to:  
FRANK D. OWENS & MARY  
see above

Well &充分地付与し、且つ本契約の文書を承認する。  
FRANK D. OWENS & MARY  
see above

OREGON  
11-9 RD  
OREGON 97218

FRANK D. OWENS  
114580

FRANK D. OWENS  
114580

FRANK D. OWENS  
114580

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 29th day of September , 1978 , at 2:44 o'clock P.M., and recorded in book M78 on page 21738 or as file/reel number 55857 , Record of Deeds of said county.

Witness my hand and seal of County affixed

Mr. D. Milne Recording Officer  
Richard J. Fitch Deputy

Fee \$3.00