

1-1-74

56796

MTC 6920-M
SPECIAL WARRANTY DEED

Vol. 78 Page 23172

KNOW ALL MEN BY THESE PRESENTS, That Ava N. Pohrman

, hereinafter called grantor,
for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto
Mary L. Menkinshereinafter 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: (legal description attached)A tract of land situated in Section 2, T.35 S., R.11 E., of the W.M., in the
County of Klamath and State of Oregon described as follows:Beginning at the Southeast corner of said Section 2; thence North 89°03'41"
West along the Southerly line of said Section 2, a distance of 661.44 feet to
the most Southerly Southwest corner of a tract of land described in a Contract
To Mary L. Menkins, recorded October 19, 1977 in Volume M-77, Page 20005, Deed
Records; thence North 08°13'29" West along a boundary line of said Menkins tract
and its extension, a distance of 2107.74 feet to the most Easterly corner of a
tract of land described in a Contract to Keith R. Shannon, recorded October 19,
1977 in Volume M-77, Page 20008, Deed Records; thence North 20°22'31" East a
distance of 1010.57 feet to a point on the Easterly line of said Section 2 which
is South 0°50'47" West a distance of 3032.85 feet from the Northeast corner
thereof; thence South 0°50'47" West along the Easterly line of said Section 2,
a distance of 2266.11 feet to the point of beginning.that said real property is free from encumbrances created or suffered thereon by grantor and that grantor will war-
rant 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

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 Ⓢ, 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 17 day of October, 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 Multnomah) ss.
October 17, 1978

Personally appeared the above named

Ava N. Pohrman

and acknowledged the foregoing instru-
ment to be her voluntary act and deed.Before me:
(OFFICIAL SEAL) Patricia Ann Leide
Notary Public for Oregon
My commission expires 11/30/81STATE 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
, 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 be-
half 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)

Ava N. Pohrman

GRANTOR'S NAME AND ADDRESS

Mary L. Menkins

GRANTEE'S NAME AND ADDRESS

After recording return to:

Howard A. Pohrman
11300 N. E. Halsey - #108
Portland, Oregon 97220

NAME, ADDRESS, ZIP

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

Same as above

NAME, ADDRESS, ZIP

STATE OF OREGON,) ss.

County of Klamath

I certify that the within instru-
ment was received for record on the
17th day of October, 1978,
at 10:20 o'clock AM, and recorded
in book M78 on page 23172 or as
file/reel number 56796

Record of Deeds of said county.

Witness my hand and seal of
County affixed.

Wm. D. Milne

By Berntha Hirsch Recording Officer
Deputy

Fee \$6.00

238 J

78 OCT 17 AM 10 20

78 OCT 17 AM 10 20

23173

This deed is given in partial fulfillment of that certain contract dated the 21st day of September, 1977, recorded the 19th day of October, at Klamath County, Oregon, in Vol M77, page 20005, and Assignment of Contract dated July 20, 1978, recorded August 18, 1978, at Klamath County, Oregon, in Vol M78, page 18347, 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 Vol M71, page 266, 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, in Vol M71, page 266, Microfilm Records of Klamath County, Oregon, which partnership shall pay and hold Grantee harmless from all obligations thereon.

(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 \$ 1.00
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 (1), 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 17 day of October, 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.

Ava N. Pohrman
Ava N. Pohrman

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,
County of Multnomah } ss.
October 17, 1978

Personally appeared the above named
Ava N. Pohrman

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

Before me,
(OFFICIAL SEAL) Patricia Ann Heide
Notary Public for Oregon
My commission expires 11/30/81

STATE OF OREGON, County of) ss.
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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)

Ava N. Pohrman
GRANTOR'S NAME AND ADDRESS
Mary L. Menkins
GRANTEE'S NAME AND ADDRESS
After recording return to:
Howard A. Pohrman
11300 N. E. Halsey - #108
Portland, Oregon 97220
NAME, ADDRESS, ZIP
Until a change is requested all tax statements shall be sent to the following address.
Same as above.
NAME, ADDRESS, ZIP

STATE OF OREGON,
County of Klamath } ss.

I certify that the within instrument was received for record on the 17th day of October, 1978, at 10:20 o'clock AM, and recorded in book M78 on page 23172 or as file/reel number 56796
Record of Deeds of said county.
Witness my hand and seal of County affixed.

SPACE RESERVED FOR RECORDER'S USE

Wm. D. Milne
By Bernice S. Hirsch Recording Officer Deputy

Fee \$6.00
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