

56797

SPECIAL WARRANTY DEED

MTC 6920-M

Vol. M78

Page 23174

CH 21

KNOW ALL MEN BY THESE PRESENTS, That Mary L. Menkins

, hereinafter called grantor,  
for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto  
Charles A. Greenehereinafter 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.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 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  
the whole 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 22nd day of September, 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  
September 22nd, 1978

ss.

Personally appeared the above named

Mary L. Menkins

and acknowledged the foregoing instru-  
ment to be her voluntary act and deed.(OFFICIAL  
SEAL)Before me,  
Notary Public for Oregon

My commission expires 11/30/81

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 \_\_\_\_\_\_\_\_\_\_, 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:

(OFFICIAL  
SEAL)Notary Public for Oregon  
My commission expires:

Mary L. Menkins

GRANTOR'S NAME AND ADDRESS  
Charles A. Greene

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

I certify that the within instru-  
ment was received for record on the  
17th day of October, 1978,  
at 10:20 o'clock A.M., and recorded  
in book M78 on page 23174 or as  
file/reel number 56797,  
Record of Deeds of said county.Witness my hand and seal of  
County affixed.Wm. D. Milne Recording Officer  
By Bernice Spetsch Deputy

Fee \$6.00

#212  
238 S

for,

the  
nty

23175

This deed is given in partial fulfillment of that certain contract dated the 23rd day of September, 1977, and recorded the 3rd day of November, 1977, at Klamath County, Oregon, in Vol M77, page 21077, 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 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 22nd day of September, 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, } ss.  
County of Multnomah  
September 22nd, 1978

Personally appeared the above named  
Mary L. Menkins

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

(OFFICIAL  
SEAL)

Notary Public for Oregon

My commission expires 11/30/81

STATE OF OREGON, County of \_\_\_\_\_ ) ss.  
\_\_\_\_\_, 19\_\_\_\_

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:

(OFFICIAL  
SEAL)

Notary Public for Oregon

My commission expires:

Mary L. Menkins

GRANTOR'S NAME AND ADDRESS

Charles A. Greene

GRANTEE'S NAME AND ADDRESS

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in book M78 on page 23174 or as  
file/reel number 56797,  
Record of Deeds of said county.

Witness my hand and seal of  
County affixed.

Wm. D. Milne Recording Officer  
By Bernice Whittech Deputy

Fee \$6.00 #212  
238 S