

56810

MTC 6824-M  
SPECIAL WARRANTY DEED

Vol. 78 Page

23198

KNOW ALL MEN BY THESE PRESENTS, That Temple Naylor

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

Keith R. Shannon

hereinafter 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 3, 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 Northwest corner of Section 2, T.35 S., R.11 E., of the W.M.; thence South 88°59'04" East along the Northerly line of said Section 2, a distance of 276.30 feet to the centerline an existing Indian Service Road; thence along the centerline of said road the following courses: South 30°06'32" West 981.00 feet to a point of curve; thence along said curve to the left, having a radius of 2400.00 feet with a central angle of 02°50'13" a distance of 412.12 feet; thence South 23°16'33" West a distance of 703.05 feet to the true point of beginning of the tract of land herein to be described; thence leaving said centerline, North 88°52'34" West a distance of 1164.47 feet to a point which is South 88°52'34" East along the Southerly line of the Northwest one-quarter of the Northeast one-quarter of said Section 3 a distance of 661.37 feet and South 0°46'36" West a distance of 720.00 feet all from the Southwest corner of the Northwest one-quarter of the Northeast one-quarter of said Section 3; thence South 0°46'36" West a distance of 3652.69 feet to a point on the Southerly line of the Northwest one-quarter of the Southeast one-quarter of said Section 3, which is South 88°50'56" East a distance of 669.25 feet from the Southwest corner thereof; thence South 88°50'56" East along the Southerly line of the Northwest one-quarter of the Southeast one-quarter and the Northeast one-quarter of the Southeast one-quarter a distance of 1200.26 feet to an intersection with the centerline of the afore-said road; thence along the centerline of said road the following courses: North 23°55'06" West a distance of 452.92 feet to a point of curve; thence along said curve to the right, having a radius of 1375.00 feet and a central angle of 47°11'30", a distance of 1138.58 feet; thence North 23°16'33" East a distance of 450.00 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.

STATE OF OREGON,

County of Multnomah  
August 27, 1978

Personally appeared the above named

Temple Naylor

and acknowledged the foregoing instrument to be his 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.

Personally appeared

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)

Temple Naylor

GRANTOR'S NAME AND ADDRESS

Keith R. Shannon

GRANTEE'S NAME AND ADDRESS

After recording return to:

Howard A. Pohrman  
11300 N. E. Halsey - Suite 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 instrument was received for record on the 17th day of October, 1978, at 11:38 o'clock A.M., and recorded in book M78 on page 23198 or as file/reel number 56810, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne, Recording Officer  
By Bernetha Spilch, Deputy

Fee \$6.00

#101

78 OCT 17 AM 11 38

23199

This deed is given in partial fulfillment of that certain contract dated the 14th day of September, 1977, recorded the 19th day of October, 1977, at Klamath County, Oregon, in Vol M77, on page 19997, 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 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 Volume 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 27 day of August, 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.

Temple Naylor

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, } ss.  
County of Multnomah  
August 27, 1978

Personally appeared the above named  
Temple Naylor

and acknowledged the foregoing instrument to be his 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.  
\_\_\_\_\_, 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 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)

Temple Naylor

GRANTOR'S NAME AND ADDRESS

Keith R. Shannon

GRANTEE'S NAME AND ADDRESS

After recording return to:

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

Fee \$6.00

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