

56811

MTC 6824-M
SPECIAL WARRANTY DEEDSTEVENSON LAW PUBLISHING CO., PORTLAND, OR 97204
Vol. 78 Page 23200

KNOW ALL MEN BY THESE PRESENTS, That

Keith R. Shannon

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

Ava N. Pohrman

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 33°06'52"
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 09°50'19" a distance
of 412.12 feet; thence South 23°16'33" West a distance of 703.95 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 North-
east one-quarter of the Southeast one-quarter a distance of 1209.26 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 4°11'33", a
distance of 1138.58 feet; thence North 23°16'33" East a distance of 446.06 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 } ss.
August Sept 15, 19 78.

Personally appeared the above named

Keith R. Shannon

and acknowledged the foregoing instru-
ment to be his voluntary act and deed.

Before me:
(OFFICIAL
SEAL)

Notary Public for Oregon
My commission expires 11/30/81

Personally appeared _____, 19____.

_____ 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:

Keith R. Shannon

GRANTOR'S NAME AND ADDRESS

Ava N. Pohrman

GRANTEE'S NAME AND ADDRESS

After recording return to:

Howard A. Pohrman
11300 N. E. Halsey Suite 108
Portland, Oregon 97200
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 instru-
ment was received for record on the
17th day of October, 19 78,
at 11:38 o'clock A. M., and recorded
in book M78 on page 23200 or as
file/reel number 56811

Record of Deeds of said county.

Witness my hand and seal of
County affixed.

Wm. D. Milne

By Bunetha D. Hsieh Recording Officer
Deputy

Fee \$6.00

#106

OCT 17 AM 11 38

23261

This deed is given in partial fulfillment of that certain Assignment of Contract dated the 20th day of July, 1978, recorded the 18 day of August, 1978, at Klamath County, Oregon, in Vol M78, on page 18339, 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 as value given or promised which is the whole 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 15 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.

(If executed by a corporation,
affix corporate seal)

Keith R. Shannon

STATE OF OREGON, }
County of Multnomah } ss.
August 15, 1978

Personally appeared the above named

Keith R. Shannon

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

Before me:
Patricia Ann Haide

(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 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:

Keith R. Shannon

GRANTOR'S NAME AND ADDRESS

Ava N. Pohrman

GRANTEE'S NAME AND ADDRESS

Howard A. Pohrman
11300 N. E. Halsey Suite 108
Portland, Oregon 97200

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 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 23200 or as file/reel number 56911, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne

B. Dunetha Blisch Recording Officer
Deputy

Fee \$6.00

#106