

56815

MTC 6915  
SPECIAL WARRANTY DEEDVol. M 78 Page 23209C-1  
21

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. Menkins

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 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 and the true point of beginning of the tract of land herein to be described; thence North 80°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 North 0°50'47" East along the Easterly line of said Section 2, a distance of 1158.62 feet to the most Southerly corner of a tract of land described as Parcel II in a Contract to Temple Naylor, recorded October 21, 1977 in Volume M-77, Page 20295, Deed Records; thence North 42°01'02" West along the Southwesterly line of said Naylor tract a distance of 667.26 feet to the most Easterly corner of a tract of land described in a Contract to Dr. George B. Adams recorded November 3, 1977 in Volume M-77, Page 21079, Deed Records; thence South 49°06'50" West along the boundary line of said Dr. Adams tract a distance of 1438.83 feet to a point in the Easterly line of the afore-said Shannon tract; thence South 40°53'10" East along the Easterly line of said Shannon tract a distance of 600.00 feet to an angle corner therein; thence continuing along the Easterly line of said Shannon tract South 16°40'58" East a distance of 446.58 feet to the true point of beginning.

(OFFICIAL  
SEAL)

Notary Public for Oregon

My commission expires 11/30/81

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 - 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 23209 or as file/reel number 56815.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne

By Benedict J. Petch Recording Officer  
Deputy

Fee \$6.00

# 201

237-S

78 OCT 17 AM 11 38

23210

This deed is given in partial fulfillment of that certain contract dated the 21st day of September, 1977, recorded the 19th day of October, 1977, at Klamath County, Oregon, in Vol. M77, page 20005, and Assignment of Contract dated the 20th day of July, 1978, and recorded in Klamath County, Oregon, the 18th day of August, 1978, 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 grahtee 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 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.

Ava N. Pohrman  
Ava N. Pohrman

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,  
County of Multnomah } ss.  
September, 1978

Personally appeared the above named  
Ava N. Pohrman

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

Before me:  
Patricia Ann Glade  
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:

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 - 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, } 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 23209 or as file/reel number 56815, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne  
By \_\_\_\_\_ Recording Officer  
Deputy

Fee \$6.00

# 201  
237-S