

57479

SPECIAL WARRANTY DEED

STEVENS-NESS LAW PUBLISHING CO., PORTLAND, OR 97244
MTC 6823 Vol 178 Page 24276

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

Larry D. 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: (See attached legal description)

A tract of land situated in Sections 2 and 3, T.35 S., R.11 E., of the W.M.,
in the County of Klamath and State of Oregon described as follows:

778 601 27 1112-55
The Beginning at the Northwest corner of said Section 2; thence South 88°59'04" East along the Northerly line of said Section 2, a distance of 276.30 feet to the centerline of 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 703.05 feet; 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 North 0°46'36" East a distance of 720.00 feet to the Southerly line of the Northwest one-quarter of the Northeast one-quarter of said Section 3; thence South 88°52'34" East along said Southerly line a distance of 661.38 feet to the Southeast corner thereof; thence North 0°47'56" East along the Easterly line of the Northwest one-quarter of the Northeast one-quarter of said Section 3, a distance of 1314.60 feet to the Northerly line of said Section 3; thence South 88°41'15" East along the Northerly line of said Section 3, a distance of 1323.80 feet to the 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.

(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:
(OFFICIAL SEAL) Patricia Ann Heide
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 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:

Larry D. 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 } ss.

I certify that the within instrument was received for record on the 27th day of October, 1978, at 12:55 o'clock P. M., and recorded in book M78 on page 24276 or as file/reel number 57479, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne
By Berntha Sheloach Recording Officer Deputy
Fee \$6.00

#104

24277

79 031 27 5412-55

This deed is given in partial fulfillment of that certain contract dated the 22nd day of September, 1977, recorded the 9th day of November, 1977, at Klamath County, Oregon, in Vol. M77, Page 21604 of Deeds, 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 Jan. 12, 1971, Volume M71, page 266, microfilm records of Klamath County, Oregon, which partnership shall pay and hold Grantee harmless from all obligations thereon.

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 @, 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 a 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)

Keith R. Shannon

GRANTOR'S NAME AND ADDRESS

Larry D. Shannon

GRANTEE'S NAME AND ADDRESS

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County of Klamath

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Wm. D. Milne, Recording Officer
By Berntha Schuch Deputy

Fee \$6.00

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