

58179

SPECIAL WARRANTY DEED

Vol. ^m 78 Page 25353

KNOW ALL MEN BY THESE PRESENTS, That a Limited Partnership; K.F. Recreational Oreg. Ltd., a Limited Partnership 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:

The Northeast one-quarter of the Northwest one-quarter of Section 1, T. 35 S., R 11 E., of the W.M., in the County of Klamath and State of Oregon.

This deed is given in partial fulfillment of that certain contract dated the 20th day of September, 1977, recorded the 28th day of September, 1977, in Klamath County, Oregon, Book Vol M77, page 18170, and Assignment of Contract dated July 31, 1978, recorded in Klamath County, Oregon, August 18, 1978, Book M78, page 18337, 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 part of the consideration (indicate which)~~ (The sentence between the symbols ^①, 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 14 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) ss.
September, 19 78

Personally appeared the above named Howard A. Pohrman

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

Before me, Patricia Ann Heide
(OFFICIAL SEAL) Notary Public for Oregon
My commission expires 11/30/81

By: Howard A. Pohrman General Partner
K. F. Recreational Oreg. Ltd.) ss.
Howard A. Pohrman General Partner.
STATE OF OREGON,)
County of Multnomah) ss.
11/7, 19 78

Personally appeared the above named Howard A. Pohrman
and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me: Patricia Ann Heide
(OFFICIAL SEAL) Notary Public for Oregon
My commission expires: 11/30/81

K.F. and C.P. Recreational Oreg., Ltd.

GRANTOR'S NAME AND ADDRESS

Ava N. Pohrman

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

SPACE RESERVED
FOR
RECORDER'S USE

County of Klamath
I certify that the within instrument was received for record on the 9th day of November, 1978, at 4:17 o'clock P.M., and recorded in book M78 on page 25353 or as file/reel number 58179, Record of Deeds of said county. Witness my hand and seal of County affixed.

Wm. D. Milne Recording Officer
By Berntha Shick Deputy

Fee \$3.00

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