

56795

58184

MTIC 6920-M
SPECIAL WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That ~~K.F. and C.P. Recreational Oreg., Ltd.~~ 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: (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 13, 1977 in Volume M-77, Page 20008, Deed Records; 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 South 0°50'47" West along the Easterly line of said Section 2, a distance of 2266.11 feet to the point of beginning.

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 17th day of October, 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 10, 1978

Personally appeared the above named
Howard A. Pohrman

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

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

K.F. and C.P. RECREATIONAL OREG., LTD.
By: Howard A. Pohrman a general partner
By: Howard A. Pohrman, a general partner

STAT.

STATE OF OREGON,

County of Multnomah ss.
11/7, 1978

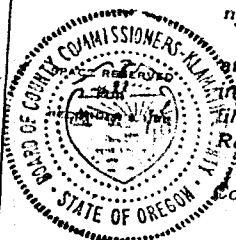
Personally appeared the above named
Howard A. Pohrman

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

County of Klamath

I certify that the within instrument was received for record on the 17th day of October, 1978, at 10:20 o'clock A.M., and recorded in book M78 on page 23170 or as file/reel number 56795
Record of Deeds of said county.
Witness my hand and seal of County affixed.



Wm. D. Milne

By Bernice Schuch Deputy
Recording Officer

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Fee \$6.00

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978 OCT 9 PM 4 17

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(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.

~~However, the actual consideration consists of or includes other property or value given or promised which is~~

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 2nd day of October, 19 78; 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.

By: Howard A. Pohrman a general partner
By: Howard A. Pohrman a general partner

STATE OF OREGON,
County of Multnomah, ss.
117, 1978

Personally appeared the above named Heward A. Johnson

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

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

County of Klamath
I certify that the within instrument was received for record on the 17th day of October, 1978, at 10:20 o'clock A.M., and recorded in book M78 on page 23170 or as file/reel number 56795.
Record of Deeds of said county.
Witness my hand and seal of County affixed.

Wm. D. Milne Recording Officer
By Bernetha J. Hirsch Deputy

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Fee \$6.00 #200.
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~~SECRET~~

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22859

25361

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Mountain Title Co.

on 9th day of November A. D. 1978 at 4:17 o'clock P. M., on

fully recorded in Vol. M78, of Deeds on Page 25359

W. D. MILNE, County Clerk

Fee \$9.00

Bernice A. Hetch

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