

59778

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That C.P. Recreational Oreg., Ltd. a Limited Partnership, and 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:

This Beginning at the Northwest corner of said Section 2; thence South $88^{\circ}59'04''$ day East along the Northerly line of said Section 2, a distance of 276.30 feet Ore to the centerline of an existing Indian Service Road; thence South $33^{\circ}06'52''$ rec West along said centerline a distance of 35.00 feet; thence South $59^{\circ}41'57''$ to East, a distance of 2030.72 feet; thence South $28^{\circ}30'24''$ West, a distance of Edw 665.02 feet to a Northerly corner of a tract of land described in a Contract Ent to Keith R. Shannon, recorded October 19, 1977 in Volume M-77, Page 20008, Vol Deed Records and the true point of beginning of the tract of land herein to be Ent described; thence South $59^{\circ}41'57''$ East along the boundary line of said Shannon a 1 tract a distance of 1310.08 feet to an angle corner therein; thence South mic $28^{\circ}30'24''$ West a distance of 665.02 feet; thence South $32^{\circ}34'54''$ East a distance of hol 442.97 feet; thence North $87^{\circ}54'59''$ West a distance of 1573.32 feet to the most Westerly corner of said Shannon tract; thence North $11^{\circ}43'00''$ East along the Westerly line of said Shannon tract a distance of 997.83 feet to an angle corner therein; thence continuing along the Westerly line of said Shannon tract North $28^{\circ}30'24''$ East a distance of 665.02 feet to the true point of beginning. signs war-

that said real property is free from encumbrances created or suffered by the grantor, 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 14th 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)

C.P. Recreational Oreg., Ltd.
By: Howard A. Pohrman
Howard A. Pohrman, a general partner
K.F. Recreational Oreg., Ltd.
By: Howard A. Pohrman
Howard A. Pohrman, a general partner

STATE OF OREGON, } ss.
County of Multnomah
September 14, 1978

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 _____

Personally appeared the above named
Howard A. Pohrman, known to
me to be general partner in each partnership

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

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

_____, 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:

GRANTOR'S NAME AND ADDRESS	
GRANTEE'S NAME AND ADDRESS	
After recording return to:	
<u>Howard A. Pohrman</u>	
<u>11300 N.E. Halsey #108</u>	
<u>Portland, Ore 97220</u>	
NAME, ADDRESS, ZIP	
Until a change is requested all tax statements shall be sent to the following address:	
NAME, ADDRESS, ZIP	

STATE OF OREGON, } ss.

County of Klamath

I certify that the within instrument was received for record on the 15th day of December, 1978, at 9:57 o'clock AM., and recorded in book M-78 on page 28067, or as file/reel number 59778, Record of Deeds of said county. Witness my hand and seal of County affixed.

Wm. D. Milne

By Jacqueline J. Mettler Recording Officer
Deputy

Fee \$6.00

Partner
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28068

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 the whole consideration (indicate which). (The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.030.)
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(If executed by a corporation,
affix corporate seal)

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County of Multnomah } ss.
September 14, 1978

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Howard A. Pohrman, a general partner
K.F. Recreational Oreg., Ltd.
By: Howard A. Pohrman
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ment to be his voluntary act and deed.

_____ 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 11/30/81

Patricia Ann Heide
Notary Public for Oregon
My commission expires 11/30/81

Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

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Wm. D. Milne

Jaqueline J. Mettke Recording Officer
Deputy

Fee \$6.00