

1-1-74

59780

SPECIAL WARRANTY DEED

Vol. M-78 Page 28071

KNOW ALL MEN BY THESE PRESENTS, That Mary L. Menkins

for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Keith R. 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: (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 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 South 33°06'52" West along said centerline a distance of 35.00 feet; thence South 59°41'57" East, a distance of 2030.72 feet; thence South 28°30'24" West, a distance of 665.02 feet to a Northerly corner of a tract of land described in a Contract to Keith R. Shannon, recorded October 19, 1977 in Volume M-77; Page 20002, Deed Records and the true point of beginning of the tract of land herein to be described; thence South 59°41'57" East along the boundary line of said Shannon tract a distance of 1310.08 feet to an angle corner therein; thence South 28°30'24" West a distance of 665.02 feet; thence South 32°34'54" East a distance of 442.97 feet; thence North 87°54'59" West a distance of 1573.32 feet to the most Westerly corner of said Shannon tract; thence North 11°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°30'24" East a distance of 665.02 feet to the true point of beginning.

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 30 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)

Mary L. Menkins
Mary L. Menkins

STATE OF OREGON,
County of Multnomah } ss.
October 30, 1978

Personally appeared the above named
Mary L. Menkins

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

Notaria Ann Heide
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 _____

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.

Notary Public for Oregon
My commission expires: _____

(OFFICIAL SEAL)

Mary L. Menkins

GRANTOR'S NAME AND ADDRESS

Keith R. Shannon

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

STATE OF OREGON,

County of Klamath } ss.

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 28071 or as file/reel number 59780

Record of Deeds of said county.
Witness my hand and seal of County affixed.

Wm. D. Malone

Jaqueline P. Metter
Recording Officer
Deputy

Fee \$6.00

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This deed is given in partial fulfillment of that certain contract dated the 23rd day of September, recorded the 19th day of October, 1977, at Klamath County, Oregon, in Vol M77, page 20008, 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 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.

Mary L. Jenkins
Mary L. Jenkins

(If executed by a corporation,
affix corporate seal)

STATE OF OREGON,
County of Multnomah } ss.
October 30, 1978

Personally appeared the above named
Mary L. Jenkins

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

NOTARY PUBLIC
OFFICIAL SEAL
STATE OF OREGON
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 _____

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:

Mary L. Jenkins

GRANTOR'S NAME AND ADDRESS

Keith R. Shannon

GRANTOR'S NAME AND ADDRESS

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Record of Deeds of said county.
Witness my hand and seal of County affixed.

Wm. D. Milne

Reguelina J. Mettler
Recording Officer
Deputy

Fees \$6.00

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