

1-1-74

59781

SPECIAL WARRANTY DEED

Vol. 1778 Page 28073

KNOW ALL MEN BY THESE PRESENTS, That Keith R. Shannon

for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Malia, Inc.

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 12 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)

Keith R. Shannon

STATE OF OREGON,

County of Multnomah } ss.
October 12, 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)

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

Malia, Inc.

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 9:58 o'clock A. M., and recorded in book M-78 on page 28073 or as file/reel number 59781; Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne

Recording Officer
By Jacqueline J. Miller Deputy

Fee \$6.00

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This deed is given in fulfillment of that certain contract dated the 27th day of September, 1977, and recorded the 3rd day of November, 1977, at Klamath County, Oregon, in Vol M77, page 21092, and Amended the 2nd day of May, 1978, recorded the 4th day of May, 1978, at Klamath County, Oregon, in Vol M78, page 9036, 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 or part of the consideration (indicate which).~~ (The sentence between the symbols ~~⓪~~, if not applicable, should be deleted. See ORS 93.030.)

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affix corporate seal)

Keith R. Shannon

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County of Multnomah } ss.
October 12, 1978

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Keith R. Shannon

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(OFFICIAL SEAL) Notary Public for Oregon
My commission expires 11/30/81

STATE OF OREGON, County of) ss.
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who, being duly sworn,
each for himself and not one for the other, did say that the former is the
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secretary of

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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
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Wm. D. Milne

Recording Officer
Deputy

Fee \$6.00

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