

60427

SPECIAL WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That DOUGLAS E. STUMBAUGH and BILLIE JEAN STUMBAUGH, husband and wife, hereinafter called grantor, and CHRISTINE L. STRUVE, husband and wife, 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:

A parcel of land situated in the SE $\frac{1}{4}$ of Section 25, Township 24 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows: Beginning at a 5/8 inch iron pin on the Northerly right of way line of South Airport Drive marking the Southeast corner of Lot 4, Block 6 of Riverwest, a duly platted and recorded subdivision; thence North 27°11' West, 150.00 feet to a 1/2 inch iron pin; thence North 62°49' East, 130 feet; thence South 27°11' East, 150 feet; thence South 62°49' West, 130 feet to the point of beginning.

Subject to Easements, Right of Ways, Roadways, Conditions, Covenants and Restrictions of Record, if any.

(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 \$47,500.00. 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 29th day of December, 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)

Douglas E. Stumbaugh
Billie Jean Stumbaugh

STATE OF OREGON,

County of Deachutes

12/29

1978

Personally appeared the above named DOUGLAS E. and BILLIE JEAN STUMBAUGH

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

Christine L. Struve
Notary Public for Oregon

My Commission expires 11/21/81

STATE OF OREGON, County of _____ ss.

Personally appeared _____

and

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.

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires _____

Raymond E. and Christine L. Struve
Grantor's Name and Address

Raymond E. Struve & Christine L. Struve
P.O. Box 76
Crescent, Oregon 97733

After recording herein to _____

Pine Forest Lodge, Inc.
P.O. Box 683
Pine, Oregon 97739

Grantor's Name and Address

Raymond E. and Christine L. Struve
P.O. Box 76
Crescent, Oregon 97733

Grantor's Name and Address

Raymond E. and Christine L. Struve
P.O. Box 76
Crescent, Oregon 97733

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Crescent, Oregon 97733

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 2nd day of JANUARY, 1979, at 2:45 o'clock p.m., and recorded in Book 179, on page 27 or as shown number 60427.

Witness my hand and seal of Office this _____ day of _____, 1979.

J. D. MEINE
Jeannine J. Meiner
Recording Clerk

FEE \$ 3.00