

60780

SPECIAL WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That Ava N. Pohrman

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:

The Southeast one-quarter of the Northwest one-quarter of Section 3, T.35 S., R. 11, E. of the W.M., in the County of Klamath and State of Oregon.

This deed is given in fulfillment of that certain contract dated the 22nd day of September, 1977, and recorded the 3rd day of November, 1977, in Vol M77, page 21084, at Klamath County, Oregon, amended the 2nd day of May, 1978, and recorded at Klamath County, Oregon the 5th day of May, 1978, Vol M78, page 9194, and assignment of contract dated the 20th day of July, 1978, recorded at Klamath County, Oregon, the 18th day of August, 1978, Vol M78, page 18342, 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, Vol M71, page 266, Microfilm Records Klamath County, Oregon, which partnership shall pay and hold grantee harmless from all obligations thereon.

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 22 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)

Ava N. Pohrman
Ava N. Pohrman

STATE OF OREGON,
County of Multnomah } ss.
October 22, 1978

Personally appeared the above named Ava N. Pohrman

and acknowledged the foregoing instrument as her voluntary act and deed.

Before me, Patricia Ann Heide
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.

Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

Ava N. Pohrman

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, } ss.

County of Klamath

I certify that the within instrument was received for record on the 9th day of January, 1979, at 3:06 o'clock P.M., and recorded in book M79 on page 701 or as file/reel number 60780. Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne

Recording Officer
By Bernice S. Storch Deputy

Fee \$3.00

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