

62434

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That Daniel Morasch

for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto  
Avan, 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 Sections 2 and 3, 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 an intersection with the centerline of an existing  
Indian Service Road; thence South 33°06'52" West along the centerline  
of said road, a distance of 35.00 feet to the true point of beginning  
of the tract of land herein to be described; thence South 59°41'57"  
East a distance of 1375.68 feet to the most Northerly corner of a  
tract of land described in a Contract to FAJO INC., Recorded November  
3, 1977 in Volume M-77, Page 21083, Deed Records; thence South  
28°30'24" West along the Westerly line of FAJO, INC., tract a distance  
of 1265.75 feet; thence North 59°02'06" West a distance of 1475.05  
feet to a point of curve in the centerline of the afore-said road;  
thence along said centerline on a non-tangent curve to the right  
having a radius of 2400 feet and a central angle of 02°08'58" (the  
radial point bearing South 59°02'06" East) a distance of 88.54  
feet; thence North 33°06'52" East along said centerline a distance  
of 1159.43 feet, more or less, to the true point of beginning.

Subject to the rights of the public in that portion of the above  
described tract of land lying within the boundaries of public roads.

(If executed by a corporation,  
affix corporate seal)

STATE OF OREGON, ) ss.  
County of Multnomah  
August 30<sup>th</sup>, 1978

Personally appeared the above named  
Daniel Morasch

and acknowledged the foregoing instru-  
ment to be his voluntary act and deed.

Before me:  
Notary Public for Oregon  
My commission expires 6-7-87

Daniel Morasch

GRANTOR'S NAME AND ADDRESS  
Avan, Inc.

GRANTEE'S NAME AND ADDRESS

After recording return to:  
Howard A. Pohrman  
11300 N. E. Halsey - Suite 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 ) ss.  
19

Personally appeared 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 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:

STATE OF OREGON, ) ss.

County of Klamath

I certify that the within instru-  
ment was received for record on the  
12th day of February, 1979,  
at 1:50 o'clock P.M., and recorded  
in book M79 on page 3367 or as  
file/reel number 62434  
Record of Deeds of said county.

Witness my hand and seal of  
County affixed.

Wm. D. Milne

By [Signature] Recording Officer  
Deputy

Fee \$6.00

#122-1225

RECEIVED 1:50 PM  
FEB 12 1979

This deed is given in fulfillment of that certain contract dated the 22nd day of September, 1977, recorded the 9th day of November, 1977, in Klamath County, Oregon, Vol M77, Deeds, Page 21610, and Amended the 2nd day of May, 1978, said Amendment recorded the 5th day of May, 1978, in Klamath Falls, Oregon, Vol. M78 of Deeds, Page 9083, 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 Volume 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, volume 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 ~~⓪~~, 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 August, 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.

Daniel Morasch  
Daniel Morasch

(If executed by a corporation,  
affix corporate seal)

STATE OF OREGON,  
County of Multnomah } ss.  
August 30<sup>th</sup>, 1978

Personally appeared the above named  
Daniel Morasch

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

Before me:

OFFICIAL SEAL  
PUBLIC  
Notary Public for Oregon  
My commission expires 6-7-82

Daniel Morasch

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

, 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  
Avan, Inc.

GRANTEE'S NAME AND ADDRESS  
After recording return to:  
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I certify that the within instru-  
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Record of Deeds of said county.

Witness my hand and seal of  
County affixed.

Wm. D. Milne

Recording Officer  
By Bernice S. Schuch Deputy

Fee \$6.00

#122-1225