

70552

SPECIAL WARRANTY DEED

Vol. 179 Page 16587

KNOW ALL MEN BY THESE PRESENTS, That Otto Berg and Edna L. Berg, husband and wife, hereinafter called grantor, Peterson and Pamela J. Peterson

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:

PARCEL 1:

A tract of land situated in Lot 45, Block 48, KLAMATH FALLS FOREST ESTATES HIGHWAY 66 UNIT PLAT NO. 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, being more particularly described as follows:

Lot 45, EXCEPTING THEREFROM the following:

Beginning at the Southeast corner of said Lot; thence North along the East line of said Lot, 250.82 feet; thence West parallel with the South line of said Lot to the West line thereof; thence South along said West line to the Southwest corner thereof; thence East along the South line of said Lot to the point of beginning.

PARCEL 2:

The North 1/2 of Lot 44 in Block 48, KLAMATH FALLS FOREST ESTATES HIGHWAY 66 UNIT PLAT NO. 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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 \$1000.00. ~~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 ©, 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 9th day of June, 1979; 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)

STATE OF OREGON,

County of Josephine } ss.
June 9, 1979

Personally appeared the above named Otto Berg and Edna L. Berg, husband and wife,

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

(see opposite side of this document for notary acknowledgement)

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires

STATE OF OREGON, County of Josephine } ss.

June 9, 1979
Personally appeared Otto Berg and Edna L. Berg, husband and wife, who, being duly sworn, each for himself and not one for the other, did say that the former is the husband and the latter is the wife of the former and that the latter is the wife of the former.

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 their voluntary act and deed.

Before me:

Betty Milne

Notary Public for Oregon

My commission expires 4/15/81

DEED - MARIANA (OFFICIAL SEAL)
NOTARY PUBLIC - OREGON

My Commission Expires 4/15/81

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Pamela J. Peterson
Route 1, Box 455
Bonanza, Oregon 97623

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 13th day of July, 1979, at 11:36 o'clock A.M., and recorded in book 179 on page 16587 or as file/reel number 70552, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Edna D. Milne

By Bernice L. Smith Recording Officer
Deputy
Fee \$3.00

SPACE RESERVED
FOR
RECORDER'S USE