

70553

SPECIAL WARRANTY DEED

Vol. 79 Page 16588

KNOW ALL MEN BY THESE PRESENTS, That Richard J. Peterson

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

(For continuation of this document, see reverse side of this deed.)

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

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ transfer of title only. However, the actual consideration consists of or includes other property or value given or promised which is 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 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)

Richard J. Peterson
Richard J. Peterson

STATE OF ~~OREGON~~ CALIFORNIA) ss.
County of Los Angeles)
June 25, 1979

STATE OF OREGON, County of) ss.
19____
Personally appeared _____ and

Personally appeared the above named Richard J. Peterson

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

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: *Marcia L. Chastain*

Notary Public for Oregon

Notary Public for Oregon

My commission expires _____

My commission expires _____



(OFFICIAL SEAL)

After recording return to:
Pamela J. Peterson
Route 1, Box 455
Bonanza, Oregon 97623

NAME, ADDRESS, ZIP
Same as above

NAME, ADDRESS, ZIP

STATE OF OREGON,) ss.
County of _____
I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock _____ M., and recorded in book _____ on page _____ or as file/reel number _____.
Record of Deeds of said county.
Witness my hand and seal of County affixed.

By _____ Recording Officer
Deputy

SPACE RESERVED FOR RECORDER'S USE

0207

PARCEL 2: 6859

The N^o. 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.

Subject, however, to the following:

1. Reservation of an undivided $\frac{1}{2}$ of all oil, gas and mineral rights, as reserved by Glenn C. Lorenz in the deed recorded September 2, 1933 in Volume 101, page 384, Deed Records of Klamath County, Oregon.
 2. Easements and reservations as contained in plat dedication, to wit: "Said plat being subject to a 16 foot easement centered on the back and side lines of all lots for future public utilities, a 40 foot building setback on all lots adjacent to Highway 66 and to all easements and reservations of record."
 3. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of Klamath Falls Forest Estates, Highway 66 Unit, Plat No. 2.
 4. Financing statement filed July 17, 1975 in Volume M75, page 8137, Microfilm Records of Klamath County, Oregon by Richard J. Peterson and Pamela J. Peterson to the Oregon Bank, Rogue Valley Branch.
 5. Subject to provisions and requirements of ORS Chapter 481 pertaining to the registration and transfer of ownership of a Mobile Home, and any ingereest or liens disclosed thereby.
 6. Mortgage, including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein.
- Dated : December 8, 1977
Recorded : December 13, 1977
Volume : M77, page 24056, Microfilm Records of Klamath County, Oregon
Amount : \$7,400.00
Mortgagor : Richard J. Peterson and Pamela Peterson
Mortgagee : Administrator of the Small Business Administration, an agency of the Government of the United States of America, which Grantee herein assumes and agrees to pay the present existing mortgage including the terms and provisions thereof, the unpaid principal balance of which is \$ 7,055.00 , to Adminstrator of the Small Business Administration, an agency of the Government of the United States of America.
7. Subject to a mortgage dated March 2, 1978, in favor of State of Oregon, represented and acting by the Director of Veterans' Affairs, which mortgage Grantee hereby assumes and agrees to pay according to its terms and also hereby assumes the obligation of Richard J. Peterson under the terms of the instruments creating the loan to indemnify the VA to the extent of any claim payment arising from the guarranty or insurance of the indebtedness above mentioned, and consents to his release from his obligation under the loan instrument. The present principal balance of which is \$ 11,871.95 to State of Oregon, represented and acting by the Director of Veterans' Affairs.

STATE OF OREGON; COUNTY OF KLAMATH; ss:

Filed for record at request of

This 13th day of July A. D. 1979 at 11:36 o'clock ^AM., and

duly recorded in Vol. M79, of Deeds on Page 16588

Wm D. MILNE, County Clerk

By Bonetha M. Helst

Fee \$6.00

MARCIA CHASTAIN
 1870
 1871
 1872
 1873
 1874
 1875
 1876
 1877
 1878
 1879
 1880

Barbara, Oregon 97130
Route 1, Box 445
Pamela J. Thompson