

1-1-74

74717

SPECIAL WARRANTY DEED

Vol. m 79 Page 23131

KNOW ALL MEN BY THESE PRESENTS, That George Monroe Jones and Agnes Jane Jones, H/W, not as tenants in common but with right of survivorship, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto John L. Noonan and Rosemary Noonan, H/W 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 N. half of the S. half of the NE quarter of the SW quarter and all of the portion of the N. half of the S. half of the NW quarter of the SE quarter lying Westerly of the Centerline of Sprague River, all in Section 23, Township 35 S., Range 9 E. W.M.

SUBJECT TO easements, conditions, restrictions and reservations of record and to any liens or encumbrances suffered or allowed by grantee.

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 2,850.00. 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 28 day of September, 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 Marion } ss.
September 28, 1979

Personally appeared the above named George Monroe Jones and Agnes Jane Jones

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

(OFFICIAL SEAL)

Before me:

Notary Public for Oregon

My commission expires 6-25-82

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

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.

Before me:

Notary Public for Oregon

My commission expires: _____

(OFFICIAL SEAL)

George Monroe Jones et ux

GRANTOR'S NAME AND ADDRESS

John L. Noonan et ux
35907 Argonne St.
Newark, CA 94560 File #1923

GRANTEE'S NAME AND ADDRESS

After recording return to:

Allen M. Nickelson
P.O. Box 230, Salem Ore 97308
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 1st day of October, 1979, at 11:42 o'clock A.M., and recorded in book M79 on page 23131 or as file/reel number 74717. Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne

Recording Officer
By: _____ Deputy

Fee \$3.50