

79134

SPECIAL WARRANTY DEED — STATUTORY FORM  
(Individual or Corporation)

Mt. Title 8483

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426

JOE GREEN INVESTMENT COMPANY, an Oregon Corporation  
 Grantor, conveys and specially warrants to THOMAS R. SPRADLIN and EDITH W. SPRADLIN,....  
 husband and wife, as tenants by entirety.....  
 Grantee, the following described real property free of encumbrances created or suffered by the grantor except as  
 specifically set forth herein:

See Attached Exhibit: "A"

Encumbrances: Easements of record and 1977-80 taxes.

The true consideration for this conveyance is \$ property..... (Here comply with the requirements  
 of ORS 93.030\*).

Dated this ..... day of .....  
 its name to be signed by order of its board of directors.

19..... if a corporate grantor, it has caused  
 JOE GREEN INVESTMENT COMPANY

By: ..... President

STATE OF OREGON, )  
 County of ..... ) ss.

STATE OF OREGON, County of Lane ) ss.  
 January 4, 19 80

Personally appeared Joseph W. Green

Personally appeared the above named .....

who, being duly sworn,  
 each for himself and not one for the other, did say that he is  
 the president and that the latter is the

..... and acknowledged the foregoing in-  
 strument to be ..... voluntary act and deed.

secretary of the Joe Green Investment  
 Company, a corporation, and that said instrument  
 was signed 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:

Before me:

Notary Public for Oregon  
 My commission expires:

Notary Public for Oregon  
 My commission expires: 11-12-80

\* If the consideration consists of or includes other property or value, add the following:  
 "The actual consideration consists of or includes other property or value given or promised which is part of the whole consideration  
 (indicate which)".

Grantor's Name and Address

Grantee's Name and Address

After recording return to:

same as below

Name, Address, Zip

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

Mr. Thomas Spradlin  
 P.O. Box 137  
 Springfield, Oregon 97477

Name, Address, Zip

## EXHIBIT "A"

A tract of land situated in the Southwest  $\frac{1}{4}$  Northeast  $\frac{1}{4}$  of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon:

Beginning at the Southeast corner of Lot 4, Block 5 of FIRST ADDITION TO MOYINA MANOR, thence North to the South line of the FIRST ADDITION TO MOYINA MANOR, thence East along the South line of said Addition to the Northwest corner of Lot 7, Block 6; thence South to the Southwest corner of said Lot 7, thence East along the South line of Lot 7 and 6, Block 3 to the Southeast corner of said Lot 6 and 3; thence south  $00^{\circ} 21' 05''$  East 570 feet to the Northeast corner of Deed Volume 258, page 670; thence West along the North line of said Deed to West line of the SW $\frac{1}{4}$ NE $\frac{1}{4}$ ; thence North 570 feet along said West line to the Southwest corner of M73, page 15196, Microfilm Records; thence North  $89^{\circ} 12' 22''$  East 110 feet; thence North  $00^{\circ} 47' 30''$  West 110 feet to the point of beginning.

## EXCEPTING THEREFROM THE FOLLOWING:

A tract of land situated in the SW $\frac{1}{4}$ NE $\frac{1}{4}$  of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point which is South  $89^{\circ} 52' 12''$  West 1811.71 feet and North  $00^{\circ} 21' 05''$  West 327.24 feet from the East  $\frac{1}{4}$  of said Section 1, said point being the Southeast corner of that tract of land described in Deed Volume 323, page 233, as recorded in the Klamath County Deed Records; thence South  $89^{\circ} 52' 12''$  West along the South line of said Deed Volume, 200.00 feet; thence North  $00^{\circ} 21' 05''$  West 200.00 feet; thence North  $89^{\circ} 52' 12''$  East 200.00 feet; thence South  $00^{\circ} 21' 05''$  East 200.00 feet to the point of beginning.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Mountain Title Co.

this 9th day of January A. D. 1980 at 1:30 clock <sup>A</sup>M., an-

fully recorded in Vol. M80, of Deeds on Page 426

Wm D. MILNE, County Clerk

By Bernetha Hetch

Fee \$7.00