

MTC 8446-L

SPECIAL WARRANTY DEED

Vol. ^m 50 Page 8781

KNOW ALL MEN BY THESE PRESENTS, That DR. GEORGE ADAMS

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

A tract of land situated in Section 10, T.35S., R.11 E., of the W.M., in the County of Klamath and State of Oregon described as follows:

Beginning at the Northeast corner of Lot 4, Block 12 of OREGON PINES, a duly recorded plat, said corner being on the Southerly line of the Southeast one-quarter of the Northwest one-quarter of said Section 10; thence South 88°47'12" East along the Southerly line of the Southeast one-quarter of the Northwest one-quarter of said Section 10, a distance of 1082.16 feet to the Southeast corner thereof; thence North 0°51'44" East along the Easterly line of the Southeast one-quarter of the Northwest one-quarter of said Section 10, a distance of 436.00 feet; thence South 89°08'16" East a distance of 865.00 feet; thence South 04°53'43" East a distance of 1005.07 feet to the most Southerly Southwest corner of a tract of land described in a Contract to Len K. Osborn, recorded October 21, 1977 in Volume M-77, Page 20282, Deed Records and the true point of beginning of the tract of land herein to be described; thence continuing South 04°53'43" East a distance of 982.96 feet; thence South 76°33'23" West a distance of 650.00 feet to the most Northerly corner of Lot 84, Block 18 of said plat; thence along the exterior line of said plat the following courses: South 42°36'36" East a distance of 1578.54 feet; thence North 27°27'19" East a distance of 503.39 feet; thence North 61°27'50" East a distance of 425.00 feet; thence North 39°04'20" East a distance of 43.26 feet to an intersection of an existing Indian Service Road which is South 39°04'20" West a distance of 43.26 feet from the most Westerly corner of Lot 1, Block 26 of said plat; thence leaving the exterior line of said plat North 28°32'10" West along said centerline a distance of 462.33 feet to a point of curve of said centerline; thence along said curve to the right, having a radius of 1800.00 feet and a central angle of 26°44'29", a distance of 821.80 feet to the most Southerly Southeast corner of said Osborn tract; thence South 88°12'19" West along the most Southerly line of said Osborn tract, a distance of 1045.42 feet 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.

STATE OF OREGON,
County of Multnomah } ss.
April 1979

Personally appeared the above named
Dr. George Adams

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

(OFFICIAL SEAL)

Before me: Patricia Ann Heide

Notary Public for Oregon

My commission expires 11/30/81

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 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)

Dr. George Adams

GRANTOR'S NAME AND ADDRESS

Fajo, 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, } ss.

County of Klamath

I certify that the within instrument was received for record on the 13th day of May, 1980, at 3:30 o'clock P.M., and recorded in book M80 on page 8781 or as file reel number 84277. Record of Deeds of said county.

Witness my hand and seal of County affixed

Wm. D. Milne

Recording Officer
By: Samantha Hetch Deputy

Fee \$7.00

137.1
(137)

80 MAY 13 PM 3 30

This deed is given in fulfillment of that certain contract dated the 22nd day of September, 1977, recorded the 3rd day of November, 1977, at Klamath County, Oregon in VOL M-77, page 2119, and Amended on the 2nd day of May, 1978, recorded the 5th day of May, 1978, at Klamath County, Oregon, in Vol M-78 of Deeds, page 9106, 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 Vol M-71, 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, in Vol M-71, page 266, Microfilm Records of Klamath County, Oregon, which partnership shall pay and hold Grantee harmless from all obligations thereon.

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 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 day of April, 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)

George Adams
Dr. George Adams

STATE OF OREGON,
County of Multnomah } ss.
April, 1979

Personally appeared the above named
Dr. George Adams

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

Before me,
Patricia Ann Heide
Notary Public for Oregon
My commission expires 11/30/81

STATE OF OREGON, County of } ss.
April, 1979

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 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)

Dr. George Adams

Fajo, Inc.

After recording return to:
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Wm. D. Milne

Recording Officer
By *Annita Hetch* Deputy

Fee \$7.00

178.1
(132)