

MTC 8439

Vol. M80 Page 8790

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That CHARLES A. GREENE

, hereinafter called grantor,  
for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto  
DR. BEN MCGOUGH

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 Sections 2 and 3 in T.35 S., R.11 E., of the W.M.,  
in the County of Klamath and State of Oregon described as follows:

Th of Beginning at the Northwest corner of said Section 2; thence South 38°59'04" y  
in East along the Northerly line of said Section 2, a distance of 276.30 feet n,  
E. to the centerline of an existing Indian Service Road; thence South 33°06'52" lice  
wi: West along said centerline a distance of 35.00 feet; thence South 59°41'57" i  
Ja: East, a distance of 2030.72 feet; thence South 28°30'24" West, a distance of led  
an: 1330.04 feet; thence South 11°43'00" West a distance of 997.83 feet; thence  
Or: South 66°04'54" West a distance of 760.00 feet to the true point of beginning  
pa: of the tract of land herein to be described; thence North 07°43'33" West  
an: a distance of 631.69 feet; thence North 66°43'27" West a distance of 1485.77  
South 23°16'33" West along said centerline a distance of 145.03 feet to a  
point of curve; thence continuing along said centerline on a curve to the  
left, having a radius of 1375.00 feet and a central angle of 47°11'39", a  
distance of 1138.58 feet; thence South 23°55'06" East along said centerline  
a distance of 589.36 feet thence North 66°04'54" East a distance of 1380.50  
feet to the true point of beginning.

that :  
rant :  
claim Subject to the rights of the public in that portion of the above described  
tract of land lying within the boundaries of public roads.

How the wh 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 25 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.

Charles A. Greene  
Charles A. Greene

(If executed by a corporation,  
affix corporate seal)

STATE OF OREGON, )  
County of Multnomah ) ss.  
April 25, 1979

Personally appeared the above named

Charles A. Greene

and acknowledged the foregoing instru-  
ment to be his voluntary act and deed.

(OFFICIAL  
SEAL)

Before me: Sandra L. Nordby  
Notary SANDRA L. NORDBY  
NOTARY PUBLIC OREGON  
My commission expires 8/28/82

STATE OF OREGON, County of ) ss.  
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 be-

half 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)

Charles A. Greene

GRANTOR'S NAME AND ADDRESS

Dr. Ben McGough

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 instru-

ment was received for record on the

13th day of May, 1980

at 3:31 o'clock P.M., and recorded

in book M80 on page 8790 or as

file reel number 84281

Record of Deeds of said county.

Witness my hand and seal of

County affixed.

Wm. D. Milne

Recording Officer

By Sandra L. Nordby Deputy

Fee \$7.00

125 S  
(108)

for t

herei  
tender  
of

tor.

the  
nty

80 MAY 13 PM 3 31

8791

This deed is given in partial fulfillment of that certain contract dated the 16th day of September, 1977, recorded the 27th day of October, 1977, at Klamath County, Oregon, in Vol M-77 of Deeds, page 20598, 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.

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 \$ 1.00

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 <sup>1</sup> and <sup>2</sup>, 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 25 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.

Charles A. Greene  
Charles A. Greene

(If executed by a corporation,  
affix corporate seal)

STATE OF OREGON, )  
County of Multnomah ) ss.  
April 25, 1979

Personally appeared the above named  
Charles A. Greene

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

(OFFICIAL  
SEAL)

Before me:  
Sandra L. Nordby  
Notary Public Oregon  
My Commission Expires 8/28/82

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 be-  
half 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:

(OFFICIAL  
SEAL)

Notary Public for Oregon  
My commission expires:

Charles A. Greene

GRANTOR'S NAME AND ADDRESS

Dr. Ben McGough

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 instru-  
ment was received for record on the  
13th day of May, 1980,  
at 3:31 o'clock P.M., and recorded  
in book M80 on page 8790 or as  
file/reel number 84281  
Record of Deeds of said county.

Witness my hand and seal of  
County affixed.

Wm. D. Milne  
Recording Officer  
By: Kenneth A. Hetch Deputy  
Fee \$7.00

125 S  
(108)