

86428

SPECIAL WARRANTY DEED

mrc-6825-k

Vol. 80 Page 12316

KNOW ALL MEN BY THESE PRESENTS, That C. P. Recreational Oreg., Ltd.

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

Temple Naylor

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 the Southeast one-quarter of Section 3, T.35 S., R.11 E., of the W.M., in the County of Klamath and State of Oregon described as follows:

Beginning at a point on the Northerly line of the Southwest one-quarter of the Southeast one-quarter of said Section which is South 88°50'56" East a distance of 660.35 feet from the Northwest corner thereof; thence South 0°46'36" West a distance of 1325.54 feet to a point on the Southerly line of the Southwest one-quarter of the Southeast one-quarter of said Section 3 which is South 88°48'43" East a distance of 659.84 feet from the Southwest corner thereof; thence South 88°48'43" East along the Southerly line of said Section 3, a distance of 1812.19 feet to an intersection with the centerline of an existing Indian Service Road; thence North 23°55'06" West along the centerline of said road a distance of 1464.66 feet to an intersection with the Northerly line of the Southeast one-quarter of the Southeast one-quarter of said Section 3; thence North 88°50'56" West along the Northerly line of the south one-half of Southeast one-quarter of Section 3, a distance of 1200.26 feet to the 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.

on.

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 Ⓢ, 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 14 day of September, 1978; 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)

C. P. Recreational Oreg., Ltd.

By:

Howard A. Pohrman

STATE OF OREGON, County of Multnomah, 1978.

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:

(OFFICIAL SEAL)

STATE OF OREGON,
County of Multnomah } ss.
September 14, 1978

Personally appeared the above named

Howard A. Pohrman

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires 11/30/81

Notary Public for Oregon

My commission expires:

C. P. Recreational Oreg., Ltd.

GRANTOR'S NAME AND ADDRESS

Temple Naylor

GRANTEE'S NAME AND ADDRESS

After recording return to:

Howard A. Pohrman
11300 NE 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,

County of Klamath } ss.

I certify that the within instrument was received for record on the 3rd day of July, 1980, at 11:39 o'clock A.M., and recorded in book M80 on page 12316 or as file/reel number 86428, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne

Recording Officer
By: [Signature] Deputy

Fee \$1.00

100
131 S.

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980 JUL 3 AM 11 39

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This deed is given in partial fulfillment of that certain contract dated the 6th day of September, 1977, recorded the 19th day of October, 1977, at Klamath County in Vol M77, page 19993, 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 M71, 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 M71, 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 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 @, 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 14 day of September, 1978; 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, } ss.
County of Multnomah
September 14, 1978

Personally appeared the above named
Howard A. Pohrman

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

Before me:
(OFFICIAL SEAL) Patricia Ann Heide
Notary Public for Oregon
My commission expires 11/30/81

C. P. Recreational Oreg., Ltd.
By: Howard A. Pohrman
STATE OF OREGON, County of) ss.
19

Personally appeared 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)

G. P. Recreational Oreg., Ltd.
GRANTOR'S NAME AND ADDRESS
Temple Naylor
GRANTEE'S NAME AND ADDRESS
After recording return to:
Howard A. Pohrman
11300 NE 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

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON, } ss.
County of Klamath
I certify that the within instrument was received for record on the 3rd day of July, 1980, at 11:39 o'clock A.M., and recorded in book M80 on page 12316 or as file/reel number 86428, Record of Deeds of said county.
Witness my hand and seal of County affixed.

Wm. D. Milne
By: Bernthard Fitch Recording Officer Deputy

Fee \$7.00

100
131 S.