

87727

SPECIAL WARRANTY DEED

Vol. 180 Page 14426

KNOW ALL MEN BY THESE PRESENTS, That Arthur E. Waltz and

Mary Irene Waltz

for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Perry N. Christiansen hereinafter called grantor, 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:

West 550 feet of Lot 1, Block 18
Klamath Falls Forest Estates Sycan Unit
(also described as Lot 1A, Block 18)
as recorded in Klamath County, Oregon

(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 \$ 5.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 May, 1980; 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)

Perry N. Christiansen P.C.
Mary Irene Waltz

STATE OF CALIFORNIA
County of Contra Costa } ss.
May 28, 1980

STATE OF CALIFORNIA
County of Contra Costa } ss.
May 28, 1980
Personally appeared Perry N. Christiansen and Mary Irene Waltz who, being duly sworn,

Personally appeared the above named Perry N. Christiansen and Mary Irene Waltz

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

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)

HELEN M. ROBERTS
OFFICIAL PUBLIC - CALIF. STATE SEAL
PRINCIPAL OFFICE IN CONTRA COSTA COUNTY, CALIFORNIA
My Commission Expires December 31, 1981
12-8-81

Notary Public for
My commission expires:

Mary I. Waltz, Arthur E. Waltz (deceased)
1748 Elmhurst Lane
Concord, CA 94521

Perry N. Christiansen
1742 Candelerio Court
Walnut Creek, CA 94598

STATE OF OREGON, } ss.
County of Klamath

I certify that the within instrument was received for record on the 4th day of August, 1980, at 11:33 o'clock A.M., and recorded in book M80 on page 14426 or as file/reel number 87727, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne Recording Officer
By Berntha Helock Deputy

Fee \$3.50

After recording return to:

Perry N. Christiansen
1742 Candelerio Court
Walnut Creek, CA 94598

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

Perry N. Christiansen
132 Mill Road
Sequim, Washington 98382

NAME, ADDRESS, ZIP