

87778

SPECIAL WARRANTY DEED

Vol. 1780 Page 14427

KNOW ALL MEN BY THESE PRESENTS, That

Mary I. Waltz

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

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:

The East 400 feet of Lot 20, Block 18;
also known as Lot 20D, Block 18
Klamath Falls Forest Estates Sycan Unit
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 war-
rant 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 \$5,000.

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 (H), 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)

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

Personally appeared the above named
Mary I. Waltz

and acknowledged the foregoing instru-
ment as her voluntary act and deed.

HELEN M. ROBERTS

NOTARY PUBLIC FOR CALIFORNIA

(OFFICIAL SEAL)

CONTRA COSTA COUNTY

My Commission Expires

California

12-8-81

Notary Public for

My commission expires:

STATE OF , County of) ss.
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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)

Mary I. Waltz
1748 Elmhurst Lane
Concord, CA 94521

GRANTOR'S NAME AND ADDRESS

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

GRANTEE'S NAME AND ADDRESS

After recording return to:

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

NAME, ADDRESS, ZIP

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

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instru-
ment was received for record on the
4th day of August, 1980,
at 11:33 o'clock A.M., and recorded
in book MSQ on page 14427 or as
file/reel number 87728,
Record of Deeds of said county.

Witness my hand and seal of
County affixed.

Wm. D. Milne

Recording Officer

By Bernetha H. Hetsch Deputy

Fee \$3.50