

89247

MTC 9128 K Vol. 178 Page 16817
SPECIAL WARRANTY DEED



KNOW ALL MEN BY THESE PRESENTS, That K. F. Recreational, Oreg. Ltd., hereinafter called grantor,

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

This deed is given in partial fulfillment of that certain contract dated the 7th day of September, 1977, recorded the 9th day of September, 1977, Book M77, page 16790, 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 ©, if not applicable, should be deleted. See ORS 93.020.)

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 May 19 1980 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.

K.F. Recreational Oreg., Ltd.

By: Howard A. Pohrman
Howard A. Pohrman

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Multnomah

May 19 1980

Personally appeared the above named Howard A. Pohrman

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

(OFFICIAL SEAL)

Before me: Patricia Ann Leide

Notary Public for Oregon

My commission expires 11/30/81

STATE OF OREGON, County of Multnomah ss.

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

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)

Notary Public for Oregon

My commission expires:

K F Recreational Oreg., Ltd.

GRANTOR'S NAME AND ADDRESS

Temple Naylor

GRANTEE'S NAME AND ADDRESS

After recording return to:

Howard A. Pohrman
11300 N.E. Halsey - Suite 108
Portland, OR 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

I certify that the within instrument was received for record on the day of 19 at o'clock M., and recorded in book on page or as file/reel number. Record of Deeds of said county. Witness my hand and seal of County affixed.

SPACE RESERVED FOR RECORDER'S USE

Recording Officer

By Deputy

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338-2

71831

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A tract of land situated in Sections 11, 12, and 13, T.35 S., R.11 E., of the W.M., in the County of Klamath and State of Oregon described as follows:

Beginning at the Northwest corner of the Southeast one-quarter of the Southwest one-quarter of said Section 12 said corner also being the Northwest corner of a tract of land described as Parcel II in a Contract to Len K. Osborn, recorded October 21, 1977 in Volume M-77, Page 20284, Deed Records; thence South $01^{\circ}33'20''$ West along the Westerly line of said Osborn tract a distance of 372.67 feet to the true point of beginning of the tract of land herein to be described thence continuing along the Westerly line of said Osborn tract South $01^{\circ}33'20''$ West a distance of 783.55 feet to the Northerly corner of Lot 13, Block 47 of OREGON PINES, a duly recorded plat; thence along the exterior line of said plat the following courses; South $35^{\circ}35'00''$ West a distance of 635.00 feet; thence South $58^{\circ}36'25''$ West a distance of 298.51 feet; thence North $61^{\circ}10'38''$ West a distance of 298.51 feet; thence North $61^{\circ}10'38''$ West a distance of 230.07 feet; thence North $29^{\circ}47'57''$ West a distance of 212.49 feet; thence North $49^{\circ}08'34''$ West a distance of 500.05 feet to the most Easterly corner of a tract of land described in a Contract to MALIA, INC. recorded November 3, 1977 in Volume M-77, Page 21088, Deed Records; thence North $20^{\circ}03'48''$ East along the Easterly line of MALIA, INC. tract a distance of 1221.25 feet to a point on the Southerly line of a tract of land described in a Contract to Vann M. Basinger, recorded November 3, 1977 in Volume M-77, Page 21086, Deed Records; thence South $69^{\circ}56'12''$ East along the Southerly line of said Basinger tract a distance of 1221.70 feet to the true point of beginning.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Mountain Title Co.

this 5th day of September A. D. 1980 at 10:42 o'clock A. M., and duly recorded in Vol. M80, of Deeds on Page 16817

Wm D. MILNE, County Clerk

Fee \$7.00

By Bernice J. Hetch

RECORDED TO STATE

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