

89249

MTC 9108 K
SPECIAL WARRANTY DEED

STEVENS-NESS LAW PUBLISHING CO., PORTLAND, OREGON 97204

KNOW ALL MEN BY THESE PRESENTS, That Larry D. Shannon Vol. M80 Page 16821

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

This deed is given in partial fulfillment of that certain contract dated the 16th day of September, 1977, recorded the 3rd day of November, 1977, in Vol M77 of Deeds, Page 21081, 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.

80 SEP 5 AM 10 42

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 part of the consideration (indicate which). (The sentence between the symbols ©, if not applicable, should be deleted. See ORS 99.030.) 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, 19 80; 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)

Larry D. Shannon
Larry D. Shannon

STATE OF OREGON,
County of Multnomah } ss.
May 19 80

Personally appeared the above named
Larry D. Shannon

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

Notary Public for Oregon
My commission expires 11/30/81

Larry D. Shannon

STATE OF OREGON, County of _____, 19 _____) ss.
Personally appeared _____

each for himself and not one for the other, did say that the former is the _____ who, being duly sworn, 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.

Notary Public for Oregon
My commission expires: _____

(OFFICIAL SEAL)

GRANTOR'S NAME AND ADDRESS
Temple Naylor

GRANTEE'S NAME AND ADDRESS
Howard A. Pohrman
11300 N.E. Halsey - Suite 108
Portland, Oregon 97220
NAME, ADDRESS, ZIP

After recording return to:
Same as above
Until a change is requested all tax statements shall be sent to the following address.

NAME, ADDRESS, ZIP

STATE OF OREGON,
County of _____) ss.

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

By _____ Recording Officer
Deputy

312
338-S

15881

61-206

16822

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 Lot 24, Block 47 of said plat said corner being the most Southerly 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. 19 80 at 10:42 o'clock A. M., ss:
duly recorded in Vol. M80, of Deeds on Page 16821

Wm D. MILNE, County Clerk

By Bernetha H. Hetch

Fee \$7.00