

93452

SPECIAL WARRANTY DEED

Vol. M80 Page

23745

KNOW ALL MEN BY THESE PRESENTS, That

Ava N. Pohrman

, hereinafter called grantor,

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

Mary L. Menkins

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: (legal description attached)

A tract of land situated in Section 2, 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 said Section 2 which is North 89°19'06" West a distance of 2197.85 feet from the Northeast corner thereof, said point also being the Northwest corner of a tract of land described as Parcel II in a Contract to Temple Naylor, recorded October 21, 1977 in Volume M-77, Page 20295, Deed Records; thence South 30°18'03" West along the Westerly of said Naylor tract a distance of 95.51 feet to the most Westerly corner thereof; thence continuing South 30°18'03" West a distance of 1320.00 feet; thence North 59°41'57" West a distance of 427.33 feet to the Northeast corner of a tract of land described in a Contract to Charles A. Greene, recorded October 21, 1977 in Volume M-77, Page 20594, Deed Records; thence North 59°41'57" West along the Northerly line of said Greene tract a distance of 2030.72 feet to an intersection with the centerline of an existing Indian Service Road; thence North 33°06'52" East along said centerline a distance of 35.00 feet to a point on the Northerly line of said Section 2; thence Easterly along the Northerly line of said Section 2 a distance of 2817.72 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.

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 August, 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)

Ava N. Pohrman
Ava N. Pohrman

STATE OF OREGON, }
County of Multnomah } ss.
August 1978

Personally appeared the above named
Ava N. Pohrman

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

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

STATE OF OREGON, County of _____) ss.
_____, 19____

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:

Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

Ava N. Pohrman

GRANTOR'S NAME AND ADDRESS

Mary L. Menkins

GRANTEE'S NAME AND ADDRESS

After recording return to:
Howard A. Pohrman

11300 N. E. 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, } ss.

County of Klamath

I certify that the within instru-
ment was received for record on the
8th day of December, 1980,
at 11:41 o'clock A.M., and recorded
in book M80 on page 23745 or as
file/reel number 93452,
Record of Deeds of said county.

Witness my hand and seal of
County affixed.

Wm. D. Milne

By *Bernard J. Detich* Recording Officer
Deputy

Fee \$7.00

#201

23746

This deed is given in partial fulfillment of that certain Assignment of Real Estate Contract, dated July 20, 1978, recorded the 17th day of August, 1978, at Klamath County, Oregon in Vol. M78, Page 18348, 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, 1978, 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.

(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~~
part of the consideration (indicate which).^⓪ (The sentence between the symbols^⓪, 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 August, 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.

Ava N. Pohrman
Ava N. Pohrman

(If executed by a corporation,
affix corporate seal)

STATE OF OREGON, }
County of Multnomah } ss.
August 78, 19

Personally appeared the above named
Ava N. Pohrman

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

Before me:
Ava N. Pohrman
(OFFICIAL SEAL) Notary Public for Oregon
My commission expires 11/30/81

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

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)

Notary Public for Oregon
My commission expires:

Ava N. Pohrman

GRANTOR'S NAME AND ADDRESS

Mary L. Menkins

GRANTOR'S NAME AND ADDRESS

After recording return to:
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NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.

County of Klamath

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Witness my hand and seal of
County affixed.

Wm. D. Milne

SPACE RESERVED
FOR
RECORDER'S USE