

95328

SPECIAL WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That JOHN H. and BEVERLY ANN WALTERS hereinafter called grantor, and RENEE R. KAPP hereinafter called grantee, does hereby grant, bargain, sell and convey unto NORBERT M. KAPP, State of Oregon, described as follows, to-wit:

Beginning 440 ft WEST of the Northeast corner of the SE 1/4 of section 25, Township 24 South, Range 8 East of the Willamette Meridian, Klamath City, Oregon; thence West along the North line of the SE 1/4 of said Section 25, 199 feet; thence South parallel with the East line of the SE 1/4 of said Section 25, 175 feet; thence East parallel with the North line of the SE 1/4 of said Section 25, 104 feet; thence Easterly along the North line of Elk Drive of the River West subdivision in the NE 1/4 of the SE 1/4 of Section 25, to a point directly South of the point of beginning; thence North parallel with the East line of the SE 1/4 of said Section 25, to the true point of beginning.

(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 \$ 20,000.00. 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 ①, 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 16 day of JANUARY, 1981; 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.

Executed by a corporation,  
(affix corporate seal)

John H. Walters  
Beverly Ann Walters

STATE OF OREGON,

County of Klamath } ss.  
Jan 26, 1981

Personally appeared the above named WALTERS

John H. Walters  
Beverly Ann Walters  
and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:  
Notary Public for Oregon  
My commission expires Oct. 24, 1984

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 \_\_\_\_\_

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)

John H. Walters  
P.O. Box 357  
Gilchrist, Ore

GRANTOR'S NAME AND ADDRESS

NORBERT M. KAPP  
P.O. Box 133

CRESCENT ORE 97733  
GRANTEE'S NAME AND ADDRESS

After recording return to:

MOUNTAIN TITLE  
407 MAIN  
KLAMATH FALLS ORE 97601  
NAME, ADDRESS, ZIP

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

NORBERT M. KAPP  
P.O. Box 133  
CRESCENT ORE 97733  
NAME, ADDRESS, ZIP

SPACE RESERVED  
FOR  
RECORDER'S USE

STATE OF OREGON, } ss.  
County of Klamath

I certify that the within instrument was received for record on the 3rd day of February, 1981, at 8:41 o'clock A. M., and recorded in book M81 on page 1532 or as file/reel number 95328, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn County Clerk  
By Deputy Recording Officer

Fee \$3.50