

96853

MTL-9819
SPECIAL WARRANTY DEED
(Statutory Form)

Vol. M81 Page 4150

GRANTOR: DAVID H. LLOYD and ANNA S. LLOYD, as Tenants by the Entirety

1913. SPECIALLY
CONVEYS AND WARRANTS TO

GRANTEE: MICHAEL DEAN ENGSTROM and KYLENE M. ENGSTROM, husband and wife

the following described real property free of encumbrances, except as specifically set forth herein:
A tract of land situated in the W $\frac{1}{2}$ SE $\frac{1}{4}$ of Section 27, Township 23 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:
Beginning at the Northwest corner of the W $\frac{1}{2}$ SE $\frac{1}{4}$ of said Section 27; thence North 89° 55' 42" East 683.09 feet to the true point of beginning of this description; thence North 89° 55' 42" East 318.05 feet; thence South approximately 672.55 feet to a point 320.13 feet West of the East line of said W $\frac{1}{2}$ SE $\frac{1}{4}$ Section 27; thence West 320.14 feet; thence North 672.17 feet to the true point of beginning.

SUBJECT TO the following exceptions:

1. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.
2. Subject to a 30 foot road easement along the South boundary of the herein described property.
3. Reservations and restrictions, as contained in instrument recorded in Volume 268, page 209, Deed Records of Klamath County, Oregon, including but not limited to the following:
"SAVE AND EXCEPT: It is agreed that the sellers retain an undivided one-half interest in all of the mineral, oil and gas rights on the premises together with the privilege of ingress and egress for the purpose of taking and removing the same."

The true and actual consideration for this transfer is \$ 10,500.00.
If grantor is a corporation, this has been signed by authority of the Board of Directors, with the seal of said corporation affixed.

DATED: February 12th, 1981.

GRANTOR:

David H. Lloyd

Anna S. Lloyd

Until a change is requested, all tax statements shall be sent to the following address:
Michael D. Engstrom 523 N.W. Sizemore Bend, Oregon 97701

Date: 12th Feb 1981

Personally appeared the above named DAVID H LLOYD and ANNA S. LLOYD
and acknowledged the foregoing instrument to be
voluntary act and deed. Before me:

Notary Public for Oregon

State of Oregon, County of
Date:

Personally appeared
sworn, stated that he is the

corporation and that the seal affixed hereto is its
voluntarily signed and sealed in behalf of the corporation.
Directors. Before me:

Notary Public for Oregon

My commission expires:

WARRANTY DEED

Lloyd to Engstrom

AFTER RECORDING RETURN TO
Key Escrow Company
P.O. Box 6178
Bend, Oregon 97701

(DON'T USE THIS
SPACE. RESERVED
FOR RECORDING
LABEL IN COUN-
TIES WHERE
USED.)

STATE OF OREGON, County of Klamath . ss.

I certify that the within instrument was re-
ceived for record on the 9th day of

March . 19 81 . at 12:14 clock

M., and recorded in book M81 on page 4150

Witness my hand and seal of County affixed.

Evelyn Biehn County Clerk

COUNTY CLERK

By Bernthard Lebeck

Fee \$3.50

DEPUTY.