

1-1-74

98351

SPECIAL WARRANTY DEED

Vol. 81 Page 6668



KNOW ALL MEN BY THESE PRESENTS, That Peter Curtis and Catherine Curtis, 16661 Highway 238, Grants Pass, Oregon 97526, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Philip W. Curtis, a Married man, 3336 Palos Verdes Drive North, Palos Verdes Estates, Ca. 90274, 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:

Township 34 South, Range 8 East, W. M.

Section 21: South 1/2 of the North 1/2 of the Southwest 1/4 of the Southwest 1/4 that lays east of the Sprague River (8 acres more or less)

Also described under Major Land Partition No. 80-30 recorded October 16, 1980 in Klamath County, Oregon.

(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 \$ 4,000.00. 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 93.030.)

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 13 day of April, 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.

(If executed by a corporation, affix corporate seal)

Peter Curtis 4/12
Catherine Curtis

STATE OF OREGON,

County of Josephine

ss.

April 13, 1981

Personally appeared the above named

PETER CURTIS

CATHERINE CURTIS

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

Before me,

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires

11-11-84

STATE OF OREGON, County of

ss.

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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 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:

Peter and Catherine Curtis

16661 Highway 238

Grants Pass, Oregon 97526

GRANTOR'S NAME AND ADDRESS

Philip W. Curtis

3336 Palos Verdes Drive North

Palos Verdes Estates, CA 90274

GRANTEE'S NAME AND ADDRESS

After recording return to:

Philip W. Curtis

3336 Palos Verdes Drive North

Palos Verdes Estates, CA 90274

NAME, ADDRESS, ZIP

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

Philip W. Curtis

3336 Palos Verdes Drive North

Palos Verdes Estates, CA 90274

NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

County of Klamath

I certify that the within instrument was received for record on the 14th day of April, 1981, at 11:49 o'clock AM, and recorded in book M81 on page 6668 or as file/reel number 98351

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn County Clerk

Recording Officer

By [Signature] Deputy

Fee \$3.50

SPACE RESERVED
FOR
RECORDER'S USE