

K-35702

SPECIAL WARRANTY DEED

Until a change is requested, all
tax statements shall be sent to:

5501 Roosevelt Ave
Santa Ana, Calif 92703

RUTH E. VAN HORN, Grantor, conveys and specially warrants to
JAMES RALPH WIBLE and PATRICIA JEANNE WIBLE, husband and wife,
Grantees, the following described real property free of encum-
brances created or suffered by the Grantor except as specifically
set forth herein:

NW¹/₄ SE¹/₄ NW¹/₄ of Section 4, Township 25 South,
Range 8 East of the Willamette Meridian,
Klamath County, Oregon.

SUBJECT TO:

(1) Rights of the public in any portion of the
herein described property lying within the
limits of any road or highway.

(2) Reservations and restrictions contained in
deed given by Klamath Lumber and Box Company,
Inc., a corporation, to Bernard Grossman dated
April 6, 1945, recorded May 4, 1965, Vol. 361,
page 235, Deed Records of Klamath County,
Oregon, as follows: "It is agreed between the
parties hereto that there is excepted and
reserved from the sale herein made all the
fissionable materials and mineral, oil and gas
rights on the property hereinabove described,
they forming no part of this conveyance. It
is further agreed between the parties that the
grantor herein, its successors and assigns,
shall have full right of ingress and egress to
and from the lands for the purpose of exploit-
ing all of such mineral, oil and gas rights,
and for the purpose of operating the mineral,
oil and gas rights in the event of the suc-
cessful exploration thereof, and, the right to
construct wells, mines, oil and gas pipelines,
trams, roads, tanks and reservoirs, and any

and all works in order to explore the lands for oil, gas and minerals, and to remove and manufacture, refine or smelt them, such rights being hereby retained by the grantor for itself and for and on behalf of its successors and assigns, and being so specifically granted by the grantee, but due regard shall always be had for the rights of the owners of the surface of the land and as little injury to such surface shall be done as is possible."

The true consideration for this conveyance is FIVE THOUSAND FIVE HUNDRED DOLLARS and No/100 (\$5,500.00).

DATED Feb 1, 1982.

Ruth E. Van Horn
RUTH E. VAN HORN

STATE OF OREGON)
) ss.
County of Deschutes)

Personally appeared the above named HAROLD M. VAN HORN and RUTH E. VAN HORN, and acknowledged the foregoing instrument to be their voluntary act. Before me:

Linda Knowles
Notary Public for Oregon
My Commission Expires: 2-22-82

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of _____

this 2 day of Feb A.D. 19 82 at 2:43 o'clock P M, and
duly recorded in Vol. M82 of Deeds on a c. 1321

Fee \$8.00

Evelyn Biehn County Clerk
By Joyce McArthur