

SPECIAL MTC 11421
WARRANTY DEED
(Statutory Form)

14327

Vol. MYV Page 10122

GRANTOR: BENEFICIAL FINANCE CO. OF OREGON

CONVEYS AND ^{specially} WARRANTS TO

GRANTEE: WENDELL L. WELCOME and JUSTINA WELCOME, husband and wife,

the following described real property free of encumbrances ^{created or suffered by grantor} except as specifically set forth herein:
Commencing at the Northeast corner of the Southeast quarter of the Southeast quarter of Section 13, Township 23 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon; thence South along the East line of the Southeast quarter of the Southeast quarter a distance of 110 feet, which is the true point of beginning; thence West 200 feet; thence South 110 feet; thence East 200 feet; thence North 110 feet to the point of beginning.

ALSO, starting at a point which is 200 feet West of the Northeast corner of the Southeast quarter of the Southeast quarter of Section 13, Township 23 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon; thence West 198 feet; thence South 220 feet; thence East 198 feet; thence North 220 feet to the point of beginning.

TOGETHER WITH Easement recorded in Deed Volume 362 at Page 195, as follows: The privilege of ingress and egress for roadway purposes over, upon and across, the Westerly twenty (20) feet of the following described real property: Beginning at the Northeast corner of the SE $\frac{1}{4}$ SE $\frac{1}{4}$ thence South along the East line of the Section a distance of one hundred ten feet, all of said property being in Section 13, Township 23 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

SUBJECT TO THE FOLLOWING:

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. An easement created by instrument, including the terms and provisions thereof, dated October 33, 1952, recorded January 2, 1953 in Volume 258, Page 419, in favor of Midstate Electric Cooperative, Inc., a cooperative corporation, for transmission and distribution of electricity over the SE $\frac{1}{4}$ of Section 13.

The true and actual consideration for this transfer is \$ 12,000.00
If grantor is a corporation, this has been signed by authority of the Board of Directors, with the seal of said corporation affixed.

DATED: July 19, 1982.

GRANTOR: BENEFICIAL FINANCE CO. OF OREGON

By:

Pierre E. Bashe
Pierre E. Bashe, President

Kendall D. Kelley
Kendall D. Kelley, Assistant Vice President

Until a change is requested, all tax statements shall be sent to the following address: & return after recording:
Mr. & Mrs. Wendell L. Welcome, 16811 SE Main, Portland, OR 97233

STATE OF CALIFORNIA } ss.

COUNTY OF San Mateo

On July 20, 1982

State, personally appeared Pierre E. Bashe before me, the undersigned, a Notary Public in and for said

known to me to be the

known to me to be Assistant Vice President President, and Kendall D. Kelley personally Secretary of the corporation that executed the within Instrument.

known to me to be the persons who executed the within Instrument on behalf of the corporation therein named, and acknowledged to me that such corporation executed the within instrument pursuant to its by-laws or a resolution of its board of directors.

WITNESS my hand and official seal.

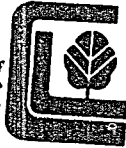
Signature

Helen L. Clark

(Helen L. Clark)



OFFICIAL SEAL
HELEN L. CLARK
NOTARY PUBLIC - CALIFORNIA
Principal Office in SAN MATEO County
My Commission Expires Aug. 26, 1984



STATE OF OREGON; COUNTY OF KLAMATH; ss.

I hereby certify that the within instrument was received and filed for record on the

6 day of August A.D., 19 82 at 11:07 o'clock A M., and duly recorded in

Vol M 82, of Deeds on page 10122

Fee \$ 4.00

EVELYN DIEHN
COUNTY CLERK

By Joyce McArthur deputy