

X. 35936
SPECIAL WARRANTY DEED

MB3 Page 2909



KNOW ALL MEN BY THESE PRESENTS, That JERRY L. KURTZ and AZILE DEE KURTZ, husband and wife, hereinafter called grantors for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto CARSON S. KENDALL and L. A. SWETLAND, as Tenants in Common, 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:

Lots 1, 2 and 3 in Block 18 of INDUSTRIAL ADDITION to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: 1) Mortgage to Western Bank, dated January 11, 1979, recorded January 19, 1979 in Vol. M-79, page 1698, records of Klamath County, Oregon which the Grantees herein expressly assume and agree to pay.

2) Mortgage to Rig Runners, Inc., an Oregon corporation dated January 17, 1979, recorded January 19, 1979 in Vol. M-79, page 1702, records of Klamath County, Oregon, which the Grantees herein expressly assume and agree to pay.

3) 1982-83 taxes which Grantees assume and agree to pay.

4) Any unpaid assessments and charges of the City of Klamath Falls for monthly water and/or sewer services.

(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 \$ 77,326.35. 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 22nd day of Feb, 1983; 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)

STATE OF OREGON,

County of Jackson } ss.
x Feb 22, 1983

Personally appeared the above named
Jerry L. Kurtz and Azile Dee Kurtz

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires 6-8-85

STATE OF OREGON, County of _____) ss.

Personally appeared _____, 19____.

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 be-
half 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:

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

C. Kendall / L.A. Swetland
1915 Del Maro
K. Falls

NAME, ADDRESS, ZIP

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

Same

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instru-
ment was received for record on the
24 day of Feb, 1983,
at 3:22 o'clock PM., and recorded
in book MB3 on page 2909 or as
file/reel number 20787

Record of Deeds of said county.

Witness my hand and seal of
County affixed.

Evelyn Bighn County Clerk
Recording Officer

By Joyce McNew Deputy
Fee \$4.00

SPACE RESERVED
FOR
RECORDER'S USE