

21257

SPECIAL WARRANTY DEED

Vol. M83 Page 3671

KNOW ALL MEN BY THESE PRESENTS, That Edith E. Elling - widow of Paul L. Elling, hereinafter called grantor,

for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Joseph A. Dowling and Fredric C. Biebesheimer 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:

The E $\frac{1}{2}$ NE $\frac{1}{4}$ SE $\frac{1}{4}$ and that portion of the E $\frac{1}{2}$ SE $\frac{1}{4}$ NE $\frac{1}{4}$ lying South of the Centerline of Snake Creek all in Section 25, Township 35 South, Range 12 East, Willamette Meridian, Klamath County, Oregon.

SUBJECT TO easements, conditions, restriction and reservations of record and to any liens or encumbrances suffered or allowed by grantee.

(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 \$ 6,434.69. ~~However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the 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 8th day of March, 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.

Edith E. Elling
Edith E. Elling, Widow of Paul L. Elling

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Marion ss.
March 8, 1983

Personally appeared the above named
Edith E. Elling

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

(OFFICIAL SEAL)

Before me: *Chas. Miller*
Notary Public for Oregon
My commission expires 11-12-83

Edith E. Elling

GRANTOR'S NAME AND ADDRESS

Joseph A. Dowling
P.O. Box 213
Vale, OR 97918

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mortgage Bancorporation
P.O. Box 230
Salem, OR 97308 Attn: Tammy

NAME, ADDRESS, ZIP

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

Joseph A. Dowling
as above.

NAME, ADDRESS, ZIP

STATE OF OREGON, County of _____) ss.
_____, 19____.

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 _____

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:

STATE OF OREGON, County of Klamath) ss.

I certify that the within instrument was received for record on the 10th day of March, 1983, at 1:50 o'clock P.M., and recorded in book/reel/volume No. M83 on page 3671 or as document/file/instrument/microfilm No. 21257.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

NAME: *Bernetha A. Hitch* TITLE: Deputy

\$4.00

MAR 10 1983