

30356

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SPECIAL WARRANTY DEED

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

Virginia E. and George W. Woolley

P.O. Box 3381

San Leandro, California 94578

DOROTHY CARTER, Grantor, conveys and specially warrants to  
VIRGINIA E. WOOLLEY and GEORGE W. WOOLLEY, Grantees, of the  
following described real property as joint tenants with a right  
of survivorship and not as tenants in common, the following  
described real property free of encumbrances created or suffered  
by the Grantor except as specifically set forth herein:

A portion of the NE 1/4 SW 1/4 of Section 27,  
Township 23 South, Range 10, E.W.M., Klamath  
County, Oregon, more particularly described  
as follows:

Beginning at a 1/2" iron pin on the  
South line of said NE 1/4 SW 1/4 which  
bears S. 01 deg. 03'32" W. a distance of  
1,318.26 feet and S. 89 deg. 45'15" E. a  
distance of 618.78 feet from the Northwest  
corner of said NE 1/4 SW 1/4 of Section  
27; thence continuing S. 89 deg. 45'15" E.  
a distance of 334.21 feet to a 1/2" iron  
pin; thence North a distance of 652.39 feet  
to a point; thence South a distance of  
650.95 feet, more or less, to a point of  
beginning; containing 5.0 acres, more or  
less.

Subject to:

1. Taxes or assessments which are not shown  
as existing liens by the records of any taxing  
authority that levies taxes or assessments on real  
property or by the public records; pending proceedings  
for vacating, opening or changing of streets or  
highways preceeding entry of the ordinance or order  
therefrom.

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2. Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possessions thereof.

3. Easements, claims of easement or encumbrances which are not shown by the public records; unpatented mining claims, reservations or exceptions in patents or in acts authorizing the issuance thereof; water rights, claims or title to water.

4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments or any other facts which a correct survey would disclose.

5. No means of ingress or egress to or from the herein described property as disclosed by the Assessors map.

The true consideration for this conveyance is \$10,500.

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

DATED this 31 day of October, 1983.

X Dorothy Carter  
DOROTHY CARTER

STATE OF OREGON )  
County of Sanborn ) ss.  
Deschutes

I, J. S. J. Personally appeared the above named DOROTHY CARTER and acknowledged the foregoing instrument to be her voluntary act.  
Before me:

Not: Cascade Realty  
Box 416  
La Pine, Or  
97739

Bonita Sanderson  
Notary Public for Oregon  
My Commission Expires: Nov 13, 1985

STATE OF OREGON: COUNTY OF KLAMATH: ss  
I hereby certify that the within instrument was received and filed for record on the 8th day of November A.D., 19 83 at 2:15 o'clock P.M., and duly recorded in Vol 103, of Deeds on page 19224.

EVELYN BIEHN, COUNTY CLERK

Fee \$ 3.00

by Sam Smith deputy