

K-35239

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33646

SPECIAL WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That VanRELCO, INC.,  
a Colorado Corporation

for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto ROBIN M. TURNER and MARY J. TURNER, hereinafter called grantor,  
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:

SEE ATTACHED EXHIBIT "A"

(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 war-  
rant 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 \$ 92,000.00  
~~the whole consideration (and interest thereon) of \$92,000.00~~ (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 15 day of February, 1984 ;  
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)

VanRELCO, INC.

by: Kathleen M. Lang, Account Manager  
COLORADO

STATE OF OREGON, )  
County of \_\_\_\_\_ ) ss.  
\_\_\_\_\_, 19\_\_\_\_.

STATE OF ~~OREGON~~, County of Denver ) ss.  
February 15, 19 84

Personally appeared Kathleen M. Lang and

Personally appeared the above named \_\_\_\_\_

\_\_\_\_\_, who, being duly sworn,  
each for himself and not one for the other, did say that the former is the  
Account Manager \_\_\_\_\_ president and that the latter is the  
secretary of \_\_\_\_\_

\_\_\_\_\_ and acknowledged the foregoing instru-  
ment to be \_\_\_\_\_ voluntary act and deed.

VanRELCO, INC., 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 the  
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 \_\_\_\_\_

Before me:

Dorothy M. Malone  
Notary Public for Oregon

My commission expires: \_\_\_\_\_

(OFFICIAL  
SEAL)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Robin M. Turner  
2411 Pinegrove Road  
Klamath Falls, OR 97601  
NAME, ADDRESS, ZIP

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

Robin M. Turner  
2411 Pinegrove Road  
Klamath Falls, OR 97601  
NAME, ADDRESS, ZIP

SPACE RESERVED  
FOR  
RECORDING USE

STATE OF OREGON, )

County of \_\_\_\_\_ ) ss.

I certify that the within instru-  
ment was received for record on the  
day of \_\_\_\_\_, 19\_\_\_\_,  
at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and recorded  
in book \_\_\_\_\_ on page \_\_\_\_\_ or as  
file/reel number \_\_\_\_\_  
Record of Deeds of said county.

Witness my hand and seal of  
County affixed.

By \_\_\_\_\_

Recording Officer  
Deputy

## EXHIBIT "A"

DESCRIPTION OF PROPERTY

The following described real property situated in Klamath County, Oregon:

A tract of land in NE $\frac{1}{4}$ NW $\frac{1}{4}$  of Section 9, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the North-South center line of said Section 9, which bears South 0°06' West, a distance of 935.5 feet from the one-quarter section corner common to Sections 4 and 9, said Township and Range; thence continuing South 0°06' West, along said center Section line a distance of 343.3 feet, more or less, to the Southeast corner of said NE $\frac{1}{4}$ NW $\frac{1}{4}$ ; thence North 89°30' West along the South line of said NE $\frac{1}{4}$ NW $\frac{1}{4}$ , a distance of 655.2 feet to a point; thence North 0°06' East, parallel to the East line of said NE $\frac{1}{4}$ NW $\frac{1}{4}$  a distance of 336.65 feet to a point; thence North 89°55' East a distance of 655.1 feet, more or less, to the point of beginning.

Subject to a 25 foot easement along the West side of said Tract.

EXCEPTING THEREFROM a parcel of land, containing 1.00 acres, more or less, situated in the NE $\frac{1}{4}$ NW $\frac{1}{4}$  of Section 9, Township 39 South, Range 10 East Willamette Meridian, in Klamath County, Oregon being more particularly described as follows:

Beginning at a 1/2 inch rebar from which the one-quarter corner of Sections 4 and 9 bears N. 37°22'24" E. 1081.28 feet; thence S. 58°32'00" E. 207.30 feet to a 1/2 inch rebar; thence S. 00°06'00" W. 193.83 feet to a 1/2 inch rebar; thence S. 89°28'30" W. 177.00 feet to a 1/2 inch rebar; thence N. 00°06'00" E. 300.41 feet to the point of beginning.

TOGETHER WITH an easement, including the terms and provisions thereof, as disclosed by instrument between Marion L. Lindsay and Elfrieda C. Lindsay, husband and wife, and Harold E. Reed and Sharon S. Reed, husband and wife, recorded May 5, 1978, in Volume M78 page 9140, Deed records of Klamath County, Oregon.

Subject To:

Easements, reservations, restrictions, rights of way of record and those apparrant upon the land.

STATE OF OREGON: COUNTY OF KLAMATH:ss

I hereby certify that the within instrument was received and filed for record on the 17th day of February A.D., 1984 at 12:50 o'clock PM, and duly recorded in Vol M84, of Deeds on page 2549.

EVELYN BIEHN, COUNTY CLERK

by [Signature] Deputy

Fee \$ 8.00