

1-1-74

SPECIAL WARRANTY DEED

35567

KNOW ALL MEN BY THESE PRESENTS, That JACQUELINE WEISS, RICHARD S. BOETTCHER, RUTH DELIS and CHARLES BOETTCHER, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto HERBERT W. BOETTCHER 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 West half of Lots 5 and 6, Block 4, DIXON ADDITION to the City of Klamath Falls

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.

(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 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 \$ 40,000.00. 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 ©, 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 19 day of December, 1982; 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.

*Richard S. Boettcher*  
(If executed by a corporation, affix corporate seal)

STATE OF OREGON, County of \_\_\_\_\_, 19\_\_\_\_

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

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

and acknowledged the foregoing instrument to be \_\_\_\_\_ voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon  
My commission expires \_\_\_\_\_

Personally appeared \_\_\_\_\_, 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 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, } ss.  
County of \_\_\_\_\_

I certify that the within instrument was received for record on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and recorded in book/reel/volume No. \_\_\_\_\_ on page \_\_\_\_\_ or as document/fee/file/instrument/microfilm No. \_\_\_\_\_ Record of Deeds of said county.

Witness my hand and seal of County affixed.

By \_\_\_\_\_ Deputy

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

*Crane & Bailey*  
540 Main Street Suite 204  
Klamath Falls, OR 97601  
NAME, ADDRESS, ZIP

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

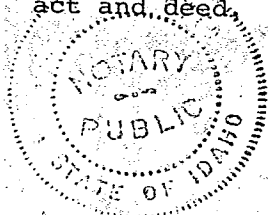
*Herbert W. Boettcher*  
314 Mesa  
Klamath Falls, OR 97601  
NAME, ADDRESS, ZIP

SPACE RESERVED  
FOR  
RECORDER'S USE

5935 11  
6192

STATE OF IDAHO )  
County of MINIDOKA ) ss

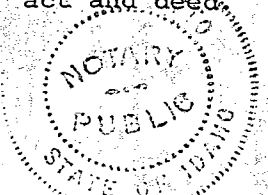
Before me this 12th day of December, 1983, personally appeared the above named CHARLES D BOETHE and acknowledged the foregoing instrument to be A voluntary act and deed.



Carol Perotto  
Notary Public for Said State  
My Commission Expires: April 2, 1986

STATE OF IDAHO )  
County of MINIDOKA ) ss

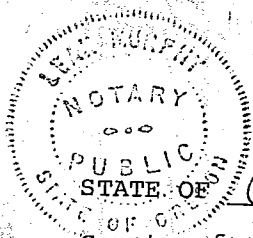
Before me this 12th day of Dec, 1983, personally appeared the above named RUTH DELIS and acknowledged the foregoing instrument to be A voluntary act and deed.



Carol Perotto  
Notary Public for Said State  
My Commission Expires: April 2, 1986

STATE OF Pennsylvania )  
County of Montgomery ) ss

Before me this 14 day of Dec, 1983, personally appeared the above named Shirley Line Weiss and acknowledged the foregoing instrument to be A voluntary act and deed.



Constance L. Thompson  
Notary Public for Said State  
My Commission Expires: February 6, 1984  
Upper Merion, Montg. Co., Pa.  
MY COMMISSION EXPIRES FEB. 6, 1984

STATE OF OREGON )  
County of Lane ) ss

Before me this 19th day of December, 1983, personally appeared the above named Richard S. Boettcher and acknowledged the foregoing instrument to be A voluntary act and deed.

Leah Murphy  
Notary Public for Said State  
My Commission Expires: 2-23-86

STATE OF OREGON: COUNTY OF KLAMATH:ss

I hereby certify that the within instrument was received and filed for record on the 13th day of April A.D., 1984 at 3:06 o'clock A M, and duly recorded in Vol M84, of Deeds on page 6191.

EVELYN BIEHN, COUNTY CLERK

by: Pam Smith, Deputy

Fee: \$8.00