

1-1-74

36574

SPECIAL WARRANTY DEED

Vol. M84

Page

7954

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KNOW ALL MEN BY THESE PRESENTS, That
Declaration of Trust dated 9/7/72

JAMES R. DE BAUN, TRUSTEE under written
, hereinafter called grantor,

for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto
LON H. WINN

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:

Lot 83 of CASITAS, according to the official plat thereof on file in the office of the
County Clerk of Klamath County, Oregon.

SUBJECT TO:

1. The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District.
2. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Klamath Irrigation District.
3. Assessments, if any, due to the City of Klamath Falls for water use.
4. Irrigation laterals and drains as shown on the plat of Casitas.
5. Reservations and restrictions as contained in Deed recorded September 9, 1949, in Volume 234, page 13, Deed Records of Klamath County, Oregon from R.E. Wright et ux, to R.P. Lien, et ux.

(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 \$ 13,000.00

~~the whole of the consideration hereby made which is~~ (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 day of February, 19 81;
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.

JAMES R. DE BAUN

(If executed by a corporation,
affix corporate seal)

STATE OF ~~OREGON~~ CALIFORNIA)
County of ~~CLATSOP~~ LOS ANGELES) ss.
BEAR ARCH 5, 19 81

Personally appeared the above named
JAMES R. DE BAUN

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

(OFFICIAL SEAL) Notary Public for ~~OREGON~~ CALIFORNIA
My commission expires ~~10-1-81~~ Dec. 17, 1982

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

, 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:

Mr. James R. De Baun
BC 1-10
Big Bear Lake, CA 92315
GRANTOR'S NAME AND ADDRESS

Mr. Lon H. Winn
P.O. Box 1127
Klamath Falls, OR 97601
GRANTEE'S NAME AND ADDRESS

After recording return to:

Lon Winn - Aspen Title & Escrow

NAME, ADDRESS, ZIP

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

SAME AS GRANTEE

NAME, ADDRESS, ZIP

STATE OF OREGON.

County of Klamath

I certify that the within instrument was received for record on the
14th day of May, 19 84,
at 3:40 o'clock P. M., and recorded
in book M84 on page 7954 or as
file/reel number 36574
Record of Deeds of said county.

Witness my hand and seal of
County affixed.

Evelyn Biehn, County Clerk
Recording Officer

By *Patricia L. Smith* Deputy

Fee: \$4.00