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37517

SPECIAL WARRANTY DEED—STATUTORY FORM
INDIVIDUAL GRANTORVol. 284 Page 9599

CARLENE BOWNE

conveys and specially warrants to TODD B. MADDOX and SHANNON L. MADDOX, husband and wife, ^{Grantor,} ^{Grantee,}
the following described real property free of encumbrances created or suffered by the Grantor except as specifically set forth herein, situated in Klamath County, Oregon to-wit:

Real property described in Exhibit A set forth on the reverse side hereof.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

The said property is free of all encumbrances created or suffered by the Grantor except

The true consideration for this conveyance is \$ 32,000.00 (Here comply with the requirements of ORS 93.030)

Dated this 25 day of March, 19 83

Carlene Bowne



Personally appeared the above named CARLENE BOWNE 25 Mar, 19 83

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

Before me:

Sandra J. May
Notary Public for State of Alaska My commission expires: 2/9/85

(OFFICIAL SEAL)

SPECIAL WARRANTY DEED

CARLENE BOWNE,

GRANTOR

TODD B. MADDOX and

GRANTEE

SHANNON L. MADDOX, husband

and wife,

GRANTEE'S ADDRESS, ZIP

After recording return to:

Todd & Shannon Maddox

1881 Academy

Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

TODD B. MADDOX and SHANNON L. MADDOX

NAME, ADDRESS, ZIP

STATE OF OREGON,

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.

NAME

TITLE

By _____ Deputy

8872

9600

EXHIBIT A.

Lot 8, in Block 76 of Buena Vista Addition to the City of Klamath Falls, according to the official plat thereof on file in the Office of the County Clerk, Klamath County, Oregon.

Also, the following portion of Lot 5, Block 76 of Buena Vista Addition, more particularly described as follows:

Beginning at the corner common to Lots 5, 7, and 8 of Block 76, Buena Vista Addition to the City of Klamath Falls, Oregon, and running thence N. $37^{\circ}23\frac{1}{2}'$ E. along the Northwestern line of said Lot 5, a distance of 47.24 feet to the Southwesterly line of Last Street; thence along the Southwesterly line of Last Street, S. $47^{\circ}24'$ E. 5.98 feet; thence S. $39^{\circ}03'$ W. 41.72 feet; thence N. $52^{\circ}36\frac{1}{2}'$ W. 4.70 feet, more or less to the point of beginning.

SUBJECT TO assessments and charges of the City of Klamath Falls for monthly water and/or sewer service; to reservations and restrictions of record and easements and rights of way of record and those apparent on the land;

STATE OF OREGON,)
County of Klamath)
Filed for record at request of

on this 7th day of June A.D. 19 84
at 1:49 o'clock P M, and duly
recorded in Vol. M84 of Deeds
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EVELYN BIEHN, County Clerk

By Ann Smith Deputy

Fee 8.00