

38269

SPECIAL WARRANTY DEED

Vol. M84 Page 10972

KNOW ALL MEN BY THESE PRESENTS, That Homequity, Inc. A Connecticut Corp.

for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto
 RICHARD L. GARBUTT and PATRICIA GARBUTT, husband and wife
 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 3 in Block 5 of Second Addition of Moyina, according to the official plat thereof
 on file in the records of Klamath County, Oregon.

Subject to reservations, restrictions, rights of way of record and those apparent
 upon the land; Assessments and charges of South Suburban Sanitary District and
 City of Klamath Falls for monthly water/sewer. Trust Deed, executed by Darrell A.
 Cole and Olga L. Cole, to Klamath First Federal Savings & Loan Association, dated
 September 19, 1980, recorded September 23, 1980 in Volume M-80 at page 18257, which
 Grantee's herein agree to assume and pay.

"Grantor limits the Warranty contained in this deed from 10/17/83
 to date of execution of this deed, which represents the period
 of time during which grantor held title to said real property.
 "This instrument does not guarantee that any par-
 ticular 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 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 \$ 70,000.00
 However, the actual consideration consists of or includes other property or value given or promised which is
 the whole 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 30th day of June
 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)

STATE OF OREGON,

County of _____ ss.
_____, 19____

Personally appeared the above named _____

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

Before me:

(OFFICIAL
SEAL)

Notary Public for Oregon

My commission expires _____

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Richard L. & Patricia Garbutt
 1615 Kimberly Drive
 Klamath Falls, OR 97603

NAME, ADDRESS, ZIP

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

Richard L. & Patricia Garbutt
 1615 Kimberly Drive
 Klamath Falls, OR 97603

NAME, ADDRESS, ZIP

Homequity, Inc., A Connecticut Corp.

Laszlo H. Lendvay

STATE OF CALIFORNIA, County of _____

Personally appeared _____ and
 each for himself and not one for the other, did say that the former is the
 _____ VICE president and that the latter is the
 _____ secretary of _____

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 be-
 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:
 Notary Public for Oregon
 My commission expires: _____



OFFICIAL SEAL
 LISA HAMMAR
 NOTARY PUBLIC - CALIFORNIA
 SAN MATEO COUNTY
 My comm. expires SEP 27, 1985

STATE OF OREGON,

County of Klamath ss.

I certify that the within instru-
 ment was received for record on the
 29 day of June, 1984,
 at 11:21 o'clock A.M., and recorded
 in book M84 on page 10972 or as
 file/reel number 38269
 Record of Deeds of said county.

Witness my hand and seal of
 County affixed.

Evelyn Bienn, County Clerk
 Recording Officer
 Fee: \$4.00 By _____ Deputy

SPACE RESERVED
 FOR
 RECORDER'S USE

84 JUN 29 AM 11:21