

38419

SPECIAL WARRANTY DEED

Vol. M84 Page 11259

KNOW ALL MEN BY THESE PRESENTS, That ALICE J. LEMMINGS and LOUIE G. LAWSON, mother and son, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto LOUIE G. LAWSON and JUNE L. LAWSON, 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:

Beginning at a point 830 feet North and 365 feet West of the corner common to Sections 19, 20, 29 and 30, Township 38 South, Range 9 E.W.M.; thence West 75 feet; thence South 150 feet; thence East 75 feet; thence North 150 feet to the point of beginning, Klamath County, Oregon.

SUBJECT TO:

- 1) Reservations, restrictions, assessments, easements and rights of way of record and those apparent on the land.
- 2) Trust Deed, dated May 11, 1984, between Alice J. Lemmings and Louie G. Lawson as grantors, and Cage W. Grimsley as Beneficiary, recorded in volume M-84 at page 8891, which grantees herein agree to assume and pay.

(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 \$1,000.00. 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 5th day of June, 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.

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.

STATE OF OREGON,

County of Klamath } ss.
June 3, 1984

STATE OF OREGON, County of _____) ss.

Personally appeared _____, 19____, 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 _____

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:

Personally appeared the above named

Alice J. Lemmings

Louie G. Lawson

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

Before me:

OFFICIAL SEAL

Notary Public for Oregon

My commission expires:

Alice J. Lemmings / Louie G. Lawson

GRANTOR'S NAME AND ADDRESS

Louie G. Lawson & June L. Lawson

GRANTEE'S NAME AND ADDRESS

After recording return to:

KCTC

#4242

NAME, ADDRESS, ZIP

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

same

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 3rd day of July, 1984, at 3:26 o'clock P.M., and recorded in book M84 on page 11259 or as file/reel number 38419, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer
By Bernetha J. Hatch Deputy

Fee: \$4.00