

SPECIAL WARRANTY DEED

The Benj. Franklin Federal Savings and Loan Association, a corporation duly organized and existing under the laws of the United States ("Grantor") conveys and specially warrants to Donald L. Jackson and Sheryl A. Jackson, husband and wife ("Grantee") the following-described real property, free of encumbrances created or suffered by Grantor except as specifically set forth herein:

Lot 12, Block 20, CHELSEA ADDITION, City of Klamath Falls, County of Klamath, State of Oregon.

Said property is free of all encumbrances as of February 28, 1969, and free and clear of all encumbrances created or suffered by the Grantor except any taxes or assessments that may have become a lien after February 28, 1969, and except rights reserved in federal patents, state deeds, building use restrictions, zoning ordinances, easements of record as of February 28, 1969, and except easements, conditions and restrictions of record and municipal liens and public charges assumed by the grantee.

The true consideration for this conveyance is \$6,100.00.

This deed is given in fulfillment of that contract of sale and purchase of the above-described property dated as of February 28, 1969, between Grantor, who acquired title as Equitable Savings and Loan Association and Marjorie Anderson as Buyer, the Buyer's interest in which was assigned to Grantor by instrument dated May 10, 1971, and recorded May 19, 1971, at Book M71, page 4582, Records of Klamath County, Oregon.

11561

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.

DATED this 5th day of July, 1984.

THE BENJ. FRANKLIN FEDERAL SAVINGS
AND LOAN ASSOCIATION

BY Kimberlee J. McFeron

STATE OF OREGON)
) ss.
County of Multnomah)

Personally appeared Kimberlee J. McFeron, who being sworn, stated that she is the Assistant Secretary, of The Benj. Franklin Federal Savings and Loan Association, and that this instrument was voluntarily signed in behalf of the Corporation by authority of its Board of Directors.

Gina Cardeu
Notary Public for Oregon

My Commission Expires: 12-17-87

* * *

Until a change is requested,
all tax statements shall be
sent to the following address:
Donald L. and Sheryl A. Jackson

3440 Pelican St.

Klamath Falls, Or. 97601

After recording, return to:
Benj. Franklin Fed. Savings & Loan Assn.

One S.W. Columbia St.

Portland, Or. 97258

Attn: Eleanor J. Dunn

GINA CARDEW
NOTARY PUBLIC - OREGON

My Commission Expires: _____

STATE OF OREGON: COUNTY OF KLAMATH:ss

I hereby certify that the within instrument was received and filed for record on the 9th day of July A.D., 19 84 at 3:52 o'clock P M, and duly recorded in Vol M84, of Deeds on page 11560.

EVELYN BIEHN, COUNTY CLERK

by: Bernetha Hellock, Deputy

Fee: \$ 8.00