

38879

ATC-6-27659

Vol. 1780

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SPECIAL WARRANTY DEED—STATUTORY FORM
INDIVIDUAL GRANTOR

JOSEPH T. RIKER
conveys and specially warrants to FEDERAL LAND BANK ASSOCIATION OF KLAMATH FALLS
the following described real property free of encumbrances created or suffered by the Grantor except as specific-
ally set forth herein, situated in Klamath County, Oregon to-wit:

See Attached Exhibit "A."

The said property is free of all encumbrances created or suffered by the Grantor except
(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)
SUBJECT TO reservations and restrictions of record, easements and
rights of way of record and those apparent on the land, contracts
and/or liens for irrigation and/or drainage.
The true consideration for this conveyance is \$75,000.00 (Here comply with the requirements of ORS 93.030)

Dated this 16TH day of July, 1984

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.

Joseph T. Riker

STATE OF OREGON, County of Klamath
Personally appeared the above named) ss. July 16, 1984
JOSEPH T. RIKER
and acknowledged the foregoing instrument to be his
Before me: Susan C. Creel voluntary act and deed.
Notary Public for Oregon—My commission expires: 6-21-88



SPECIAL WARRANTY DEED

JOSEPH T. RIKER

GRANTOR
GRANTEE

FEDERAL LAND BANK ASSOCIATION
OF KLAMATH FALLS

After recording return to:

PROCTOR, PUCKETT & FAIRCLO
280 MAIN STREET
KLAMATH FALLS, OR 97601

NAME, ADDRESS, ZIP

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

Federal Land Bank
P.O. Box 148
Klamath Falls, Oregon

NAME, ADDRESS, ZIP

STATE OF OREGON.

County of) ss.
I certify that the within instru-
ment was received for record on the
day of , 19
at o'clock M., and recorded
page No. on
or as fee/file/instru-
ment/microfilm/reception No.
Record of Deeds of said county.
Witness my hand and seal of
County affixed.

SPACE RESERVED
FOR
RECORDER'S USE

By
Deputy

EXHIBIT "A"

DESCRIPTION

A tract of land situated in the NE&SW¼ of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the Southwest corner of Deed Volume 235 at page 198 of the Klamath County Deed Records, said point being North 00° 51' West 462.3 feet, North 89° 06' East 262.2 feet and South 46° 09' East 198.4 feet from the Southwest corner of the NE&SW¼ of said Section 1; thence North 43° 51' 00" East 150.00 feet to the true point of beginning of this description; thence continuing North 43° 51' 00" East 219.90 feet to a 3/4 inch iron pin on the Southerly right of way line of South Sixth Street (State Highway 140); thence along said right of way line, South 46° 04' 40" East 106.00 feet; thence South 43° 51' 00" West 220.02 feet; thence North 46° 00' 37" West 106.00 feet to the true point of beginning, with bearings based on Survey No. 1855 as recorded in the office of the Klamath County Surveyor.

STATE OF OREGON,)

County of Klamath)

Filed for record at request of

on this 17th day of July A.D. 19 84
 at 11:32 o'clock A M, and duly
 recorded in Vol. M84 of Deeds
 Page 12006

EVELYN BIEHN, County Clerk

By [Signature] DeputyFee 8.00