

40587

SPECIAL WARRANTY DEED—STATUTORY FORM

Vol. 148 Page 149C99

LLOYD V. HOWARD and LETHA WAIVER HOWARD, husband and wife,
 conveys and specially warrants to L. VERN HOWARD and CHERYL A. HOWARD, husband and wife,
 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"

SUBJECT TO reservations apparent on the land.

The said property is free of all encumbrances created or suffered by the Grantor except
 (IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

The true consideration for this conveyance is \$ 500.00 (Here comply with the requirements of ORS 93.030)

Dated this 17 day of August, 19 84

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.

Lloyd V. Howard
Letha Waiver Howard

STATE OF OREGON, County of Klamath ss. August 27, 19 84
 Personally appeared the above named LLOYD V. HOWARD and LETHA WAIVER HOWARD

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

Before me: *Robert A. Smith*
 Notary Public for Oregon—My commission expires: 1/17/87

(OFFICIAL SEAL)

SPECIAL WARRANTY DEED

LLOYD V. HOWARD and LETHA WAIVER HOWARD husband and wife
 L. VERN HOWARD AND CHERYL A. HOWARD, husband and wife
 GRANTOR GRANTEE
 GRantee's ADDRESS, ZIP

After recording return to:
 Proctor, Puckett & Fairclo
 280 Main
 Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON, County of } ss.
 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 fee/file/instrument/microfilm/reception No. Record of Deeds of said county
 Witness my hand and seal of County affixed.

NAME TITLE
 By Deputy

OK
 9/87

14910

EXHIBIT "A"

A tract of land situated in the SE $\frac{1}{4}$ of section 7, T40S, R8E, W1E, Klamath County, Oregon, more particularly described as follows:

Beginning at a 5/8-inch iron pin on the southeast corner of that tract of land described in Deed Volume M71, page 10862, as recorded in the Klamath County deed records; said point being N24°22'20"W 2137.93 feet from the southeast corner of said section 7; thence S63°58'00"W, along the southerly line of said deed volume, 208.00 feet to the southwest corner thereof; thence S12°39'37"W 157.42 feet to the northwest corner of that tract of land described in Deed Volume M69, page 5656 of said deed records; thence N74°15'20"E, along the northerly line of said deed volume M69, page 5656, 157.77 feet to the northeasterly corner thereof; thence N18°59'34"E 213.70 feet to the point of beginning, containing 0.61 acres, with bearings based on survey No. 1356, as recorded in the office of the Klamath County Surveyor. SUBJECT TO: Any easements or rights of way of record.

STATE OF OREGON,)

County of Klamath)

Filed for record at request of

on this 28 day of August A.D. 19 84
at 3:33 o'clock P M, and duly
recorded in Vol. M84 of Deeds
Page 14909

EVELYN BIEHN, County Clerk

By [Signature] Deputy

Fee 8.00 Index: \$1.00