

41215

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SPECIAL WARRANTY DEED -- STATUTORY FORM

U.S. Creditcorp, an Oregon corporation _____, Grantor, conveys
and specially warrants to Larry J. Stevenson and Connie L. Stevenson husband and wife
the following described real property free of encumbrances created or suffered by the Grantor except
as specifically set forth herein: (Describe the property conveyed.)

see attached exhibit "A"

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 use.

The true consideration for this conveyance is \$ 62,000.00.

Dated this 13th day of September, 19 84.

C.M. Meyers

U.S. Creditcorp by C.M. Meyers

STATE OF OREGON)
County of _____) ss.

_____, 19 _____

Personally appeared the above-named _____, voluntary act.
and acknowledged the foregoing instrument to be _____

Before me:

Notary Public for Oregon
My commission expires:

STATE OF OREGON)
County of Multnomah) ss.

September 13 _____, 19 84

Personally appeared C.M. Meyers

_____, who, being sworn, stated that
_____ is an authorized signer,
_____ is a _____ of
and _____ he, the said _____
Grantor corporation and that the seal affixed hereto is its seal and that this Special Warranty Deed
was voluntarily signed and sealed in behalf of the corporation by authority of its Board of Directors.

Before me:

Cynthia H. Winkler
Notary Public for Oregon Cynthia H. Winkler
My commission expires: 09-06-86

Exhibit "A" to special warranty deed U.S. Creditcorp, an Oregon corporation to Larry Stevenson and Connie Stevenson, husband and wife,

DESCRIPTION

That part of Farm Unit B, according to the Farm Unit Plat, also described as Lots 13 and 14, Section 16, Township 41 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon, lying South and West of the Great Northern Railroad right of way through said lots.

EXCEPTING THEREFROM THE FOLLOWING:

A parcel of land situate in Section 16, Township 41 South, Range 12 East of the Willamette Meridian, being more particularly described as follows: Beginning at a brass cap monument on the South line of Section 16, Township 41 South, Range 12 East of the Willamette Meridian, which marks the Section corner common to Sections 20 and 21; thence North $89^{\circ} 24' 52''$ West 67.3 feet, more or less to the Southwest corner of said Section 16; thence Northerly along the West line of Section 16, 693.0 feet to a point; thence South $89^{\circ} 24' 52''$ East 1631 feet, more or less to a point on the Southwesterly right of way line of the Burlington Northern Railroad, as the same is presently located and constructed, thence Southeasterly along said right of way line 938 feet, more or less to its intersection with the South line of Section 16; thence North $89^{\circ} 24' 52''$ West, 2192.8 feet, more or less, to the point of beginning.

AFTER RECORDING RETURN TO:

MR. AND MRS. LARRY J. STEVENSON
Route 1
Box 45 (McCulley Road)
Malin, Oregon 97632

TAX STATEMENTS TO:

MR. AND MRS. LARRY J. STEVENSON
ROUTE 1
BOX 45 (McCULLEY ROAD)
MALIN OREGON 97632

STATE OF OREGON,)

County of Klamath)

Filed for record at request of

Index 14 Sept. 19 34
3:07 PM and due
Deeds

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EMIL L. LYN, County Clerk

By *P. J. J. J.* Deputy

Fee 8.00