

44123

SPECIAL WARRANTY DEED

Vol. 184 Page 20904

KNOW ALL MEN BY THESE PRESENTS, That The Remnant Church of Informed Christians 4015 Clinton Avenue, Klamath Falls, Oregon 97603 hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Herbert R. & Banchong Paulus, Husband, Wife; 8109 Lennox Avenue, Panorama City, California 91402 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:

Lots: 9, 10, 11, 12, 13, 14 and 15 of Block Number 14,

First Addition to the Town of Sprague River, Klamath

County, State of Oregon.

Each lot being 25' x 120' Twenty five feet By One Hundred Twenty feet

All lots put together: 175' x 120' Onehundred Seventy Five feet By Onehundred Twenty feet

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 \$ 1.00

However, the actual consideration consists of or includes other property or value given or promised which is ~~the whole~~ part of the consideration (indicate which). (The sentence between the words "However" and "part of the consideration" is not applicable when the deed is for ORS 91.000)

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 15th day of December, 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

By Mike Benjamins, Minister

The Remnant Church of Informed Christians

STATE OF OREGON,

County of Klamath

December 14, 1984

Personally appeared the above named Mike Benjamins, Minister The Remnant Church of Informed Christians

and acknowledged the foregoing instrument to be his voluntary act and deed

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires 11/15/85

STATE OF OREGON, County of

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Personally appeared

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

a corporation, 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:

Notary Public for Oregon

My commission expires: 11/15/85

(OFFICIAL SEAL)

(If executed by a corporation, affix corporate seal)

The Remnant Church of Informed Christians, 4015 Clinton Avenue, Klamath Falls, Oregon 97603

GRANTOR'S NAME AND ADDRESS

Herbert R. & Banchong Paulus, 8109 Lennox Avenue, Panorama City, California 91402

GRANTEE'S NAME AND ADDRESS

After recording return to:

Grantor Above

NAME, ADDRESS ZIP

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

Grantee Above

NAME, ADDRESS ZIP

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 14th day of December, 1984, at 2:11 o'clock P.M., and recorded in book/reel/volume No. on page 20904 or as fee/file/instrument/microfilm/reception No. Record of Deeds of said county.

Witness my hand and seal of County affixed.

By [Signature], County Clerk

By [Signature], Deputy