

44358

SPECIAL WARRANTY DEED

SPECIAL WARRANTY DEED, HUNG CO. PORTLAND, OR 97214

KNOW ALL MEN BY THESE PRESENTS, That CAROL OBERSINNER

Vol. 784 Page 21363

for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto INVESTORS MORTGAGE COMPANY, and Oregon Corporation, and ABIQUA COMPANY, an Oregon corporation, each holding an undivided 50% interest 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:

Lot 19, FAIR ACRES SUBDIVISION NO. 1, in the County of Klamath, State of Oregon.

SUBJECT to Regulations, including levies, liens and utility assessments of the City of Klamath Falls.

SUBJECT to Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Enterprise Irrigation District.

SUBJECT to Reservations, including the terms and provisions thereof, as set forth in deed recorded May 26, 1942, in Book 147, at page 391, Deed Records, to A.M. Bowen, for the purpose of constructing and maintaining ditches, telephone lines, telegraph lines and electric power lines.

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 \$ 10,935.24. However, the actual consideration consists of or includes other property or value given or promised which is the whole of the consideration (indicate which). (The sentence between the symbols \square , if not applicable, should be deleted. See ORS 93.030.)

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 15 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.

Carol Obersinner

STATE OF OREGON,

County of Marion

December 18, 19 84.

STATE OF OREGON, County of

) ss.

Personally appeared

and

Personally appeared the above named
Carol Obersinner

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

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

Before me:

Notary Public for Oregon

My commission expires 6-26-87

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:

(OFFICIAL SEAL)

(If executed by a corporation, affix corporate seal)

Carol Obersinner

GRANTOR'S NAME AND ADDRESS

Investors Mortgage Company and
Abiqua Company, each holding an
undivided 50% interest

GRANTEE'S NAME AND ADDRESS

James J. Fournier
Attorney at Law
P. O. Box 680
Mt. Angel, OR 97362

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

Abiqua Company
195 Main Street
Mt. Angel, Oregon 97362

NAME ADDRESS ZIP

STATE OF OREGON,

County of Klamath

) ss.

I certify that the within instrument was received for record on the 24th day of December, 1984, at 1:54 o'clock P. M., and recorded in book/reel/volume No. 184 on page 21363 or as fee/file/instrument/microfilm/reception No. 44358, Record of Deeds of said county.

Witness my hand and seal of
County affixed.

Evelyn Biehn, County Clerk

NAME

By: [Signature]

Deputy

Fee: \$5.00