

49440

SPECIAL WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That EDWARD HIMES and CHRISTINA HIMES, husband and wife, not as tenants in common but with right of survivorship, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto VIRGINIA J. GILLESPIE, a widow 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:

The Southwest quarter of the Northeast quarter of Section 7, Township 36 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon.
SUBJECT TO easements, conditions, restrictions and reservations of record and to any liens or encumbrances suffered or allowed by grantee.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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 \$ 4,750.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (The sentence between the symbols ©, 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 3rd day of June, 1985; 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: X Edward Himes
BY: X Christina Himes

STATE OF OREGON,
County of Marion } ss.
June 03, 1985

STATE OF OREGON, County of _____ } ss.
_____, 19____

Personally appeared the above named
Edward Himes
Christine Himes
and acknowledged the foregoing instrument to be their voluntary act and deed.

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 _____

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:
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires 03/29/88

Notary Public for Oregon
My commission expires: _____
(OFFICIAL SEAL)
(If executed by a corporation, affix corporate seal)

HIMES, Edward
7603 Wheatland Rd. NE
Salem, Ore. 97303
GRANTOR'S NAME AND ADDRESS
GILLESPIE, Virginia
P.O. Box 965
Desert Hot Springs, Ca. 92240
GRANTEE'S NAME AND ADDRESS

After recording return to:
MORTGAGE BANCORPORATION
P.O. Box 230
Salem, Ore. 97308 ATTN: Judy
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.
GILLESPIE, Virginia
P.O. Box 965
Desert Hot Springs, Ca. 92240
NAME, ADDRESS, ZIP

Loan #14-936 (2169) GILLESPIE

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,
County of Klamath } ss.

I certify that the within instrument was received for record on the 4th day of June, 1985, at 3:22 o'clock P.M., and recorded in book/reel/volume No. M35 on page 8252 or as fee/file/instrument/microfilm/reception No. 49440, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
NAME
By Pam Smith Deputy
TITLE

Fee: \$5.00