

OA

53534

SPECIAL WARRANTY DEED

Vol. M85 Page 15274

KNOW ALL MEN BY THESE PRESENTS, That Neighborhood Christian Fellowship

for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto James F. Davidge hereinafter called grantor, and Virginia H. Davidge, Husband and Wife 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 28 in Block 30 in Tract 1184 Oregon Shores - Unit 2 - First Addition, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Subject to: That certain trust deed, including the terms and provisions thereof, executed by Guy P. Turnage and Jean L. Turnage, husband and wife, as grantors to Transamerica Title Insurance Company, a California corporation, as trustee for Wells Fargo Realty Services, Inc., a California corporation, Trustee, as beneficiary, dated May 29, 1979, recorded August 1, 1979, in Volume M79 page 18326, Mortgage records of Klamath County, Oregon, given to secure the payment of \$4,680.00

(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 \$ 3,300.00. 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 16th day of September, 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.

Neighborhood Christian Fellowship

by: Michael L. Sampson

STATE OF OREGON,

County of Klamath, ss.  
Sept 16, 1985

Personally appeared the above named Michael L. Sampson

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

Before me: Evelyn Biehn  
(OFFICIAL SEAL)  
Notary Public for Oregon  
My commission expires 3-18-88

STATE OF OREGON, County of \_\_\_\_\_, ss.

Personally appeared \_\_\_\_\_, 19\_\_\_\_, 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: \_\_\_\_\_  
Notary Public for Oregon  
My commission expires: \_\_\_\_\_

(OFFICIAL SEAL)

(If executed by a corporation, affix corporate seal)

Neighborhood Christian Fellowship

GRANTOR'S NAME AND ADDRESS

James F. and Virginia H. Davidge

GRANTEE'S NAME AND ADDRESS

After recording return to:  
Patrick L. Kittredge  
426 Main Street  
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.  
James F. and Virginia Davidge

P.O. Box 513  
Chiloquin, OR 97624

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath, ss.

I certify that the within instrument was received for record on the 18th day of September, 1985, at 4:32 o'clock P.M., and recorded in book/reel/volume No. M85 on page 15274 or as fee/file/instrument/microfilm/reception No. 53534, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

By Pam Smith Deputy

Fee: \$5.00

SPACE RESERVED FOR RECORDER'S USE

CH 5.00

SEP 19 PM 4 32