

MSC 16033-K

58685

SPECIAL WARRANTY DEED

Vol 148 Page 3412

KNOW ALL MEN BY THESE PRESENTS, That DAVID K. BABER and EILEEN NORA FARWELL-BABER also known as EILEEN NORA FARWELL-BABER, husband and wife, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto MICHAEL L. GREGORY, 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 65 and the East 20 feet of Lot 66, CLOVERDALE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

169 FEB 20 PM 2 07

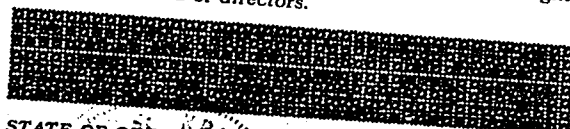
- continued on the reverse side of this deed -

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES. (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 \$ 31,000.00 (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 26th day of February, 19 86; 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.



Eileen Nora Farwell-Baber as attorney-in-fact for DAVID K. BABER

STATE OF OREGON, County of Klamath, ss. February 26, 19 86

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

Personally appeared the above named EILEEN NORA FARWELL-BABER for herself and as attorney-in-fact for DAVID K. BABER, and acknowledged the foregoing instrument to be their voluntary act and deed.

Personally appeared _____, and 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: Kristin L. Sedd Notary Public for Oregon My commission expires 11/16/87

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

David K. Baber & Eileen Farwell-Baber 920 Lincoln #3 Klamath Falls, OR 97603 GRANTOR'S NAME AND ADDRESS

Michael L. Gregory 5726 Delaware St. Klamath Falls, OR 97603 GRANTEE'S NAME AND ADDRESS

After recording return to: SAME AS GRANTEE

NAME, ADDRESS, ZIP Until a change is requested all tax statements shall be sent to the following address. SAME AS GRANTEE

NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON, County of _____, ss.

I certify that the within instrument was received for record on the _____ day of _____, 19 _____, at _____ o'clock _____ M., and recorded in book/reel, volume No. _____ on page _____ or as fee/file/instrument/microfilm/reception No. _____ Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME TITLE By _____ Deputy

SUBJECT TO:

- SUBJECT TO:
1. The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District.
 2. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Enterprise Irrigation District.
 3. Reservations, restrictions, and easements as contained in plat dedication, to wit:
"Dedicate, donate, and convey to the public for public use forever the roads, irrigation ditches (→) and drains (---) shown on "Cloverdale" as platted hereon."
 4. Rights of way for irrigation ditch along the Northerly and Southerly lot lines as shown on dedicated plat.
 5. Covenants, easements, and restrictions, but omitting restrictions, if any, based on race, color, religion, or national origin, imposed by instrument, including the terms and provisions thereof,
Recorded: September 14, 1948
Volume: 225, page 78, Deed Records of Klamath County, Oregon
(Lot 65)
By instrument recorded September 22, 1947, in Book 211 at page 421, Deed Records of Klamath County, Oregon, the forfeiture provision was waived.
 6. Covenants, easements, and restrictions, but omitting restrictions, if any, based on race, color, religion, or national origin, imposed by instrument, including the terms and provisions thereof,
Recorded: November 4, 1950
Volume: 243, page 219, Deed Records of Klamath County, Oregon
(Lot 66)
By instrument recorded September 22, 1947, in Book 211 at page 421, Deed Records of Klamath County, Oregon, the forfeiture provisions was waived.
 7. Land Sale Contract, including the terms and provisions thereof,
Dated: April 20, 1983
Recorded: April 21, 1983
Volume: M83, page 6115, Microfilm Records of Klamath County, Oregon
Vendor: The State of Oregon, represented and acting by the Director of Veterans' Affairs
Vendee: Lawrence O. and Shelley J. Redd

The Vendee's interest of Lawrence O. Redd and Shelley J. Redd was assigned by instrument dated April 15, 1985, recorded April 16, 1985, in Volume M85, page 5510, Microfilm Records of Klamath County, Oregon,
To: David K. Baber and Eileen Nora Farwell-Baber

The effect of a Warranty Deed from Lawrence O. Redd and Shelley J. Redd, husband and wife to David K. Baber and Eileen Nora Farwell-Baber, husband and wife, dated April 15, 1985, and recorded April 16, 1985, in Volume M85, page 5511, Microfilm Records of Klamath County, Oregon.

The Grantee named on the reverse side of this deed does not agree to assume nor pay the above described Land Sale Contract and the Grantors named herein hereby agree to hold the Grantee harmless therefrom.

STATE OF OREGON: COUNTY OF KLAMATH: SS.

STATE OF OREGON: COUNTY OF KLAMATH: ss. the 28th day
Filed for record at request of _____
of Feb. A.D., 19 86 at 2:07 o'clock P M., and duly recorded in Vol. N86
of _____ Deeds on Page 3412
By Evelyn Biehm, County Clerk
[Signature]

FEE \$9.00