

OA

62531

SPECIAL WARRANTY DEED

Vol. 1180 Page 10309

KNOW ALL MEN BY THESE PRESENTS, That Estate of Allen G. Evans

for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Dolores Evans

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 12, Block 6, LENOX, in the County of Klamath, State of Oregon. Subject to the regulations, including levies, liens, assessments, rights of way and easements in the Westside Sanitary District.

(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 \$ -0-
 The whole part of the consideration is in cash and no other property or interest was given or promised which is not applicable, should be stated. See ORS 93.033

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 10 day of June, 1986; 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.

Estate of Allen G. Evans

By: Dolores Evans
Dolores Evans, Pers. Representative

STATE OF OREGON,)
 County of Klamath) ss.
 June 10, 1986.

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

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:

(If executed by a corporation, affix corporate seal)

Personally appeared the above named
 Dolores Evans

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires 10-2-89

Estate of Allen G. Evans

GRANTOR'S NAME AND ADDRESS

Dolores Evans

GRANTEE'S NAME AND ADDRESS

After recording return to:

Jerry Molatore
 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.

Dolores Evans
 5097 Laurelwood
 Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath) ss.

I certify that the within instrument was received for record on the 12th day of June, 1986, at 3:11 o'clock P.M., and recorded in book/reel/volume No. M86 on page 10309 or as fee/file/instrument/microfilm/reception No. 62531, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

NAME

TITLE

By: Wm. Smith Deputy

Fee: \$10.00

SPACE RESERVED
 FOR
 RECORDER'S USE

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