

OK 64036

SPECIAL WARRANTY DEED

Vol. 1380 Page 13007

KNOW ALL MEN BY THESE PRESENTS, That Nancy C. Comstock (Nancy Comstock-Britting) and John C. Britting, Jr., hereinafter called grantor,

for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto John Allen and Nellie Allen

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:

A parcel of land situated in "River West" a duly platted and recorded subdivision in Klamath County, Oregon being more particularly described as follows:

Beginning at a ½ inch iron pin marking the southwest corner of Lot 3, Block 6 said "River West"; thence N27°11'00"W, 280.00 feet; thence N62°40'00"E, 300.00 feet; thence S27°11'00"E, 280.00 feet to a ½ inch iron pin on the northerly right-of-way line of South Airport Drive; thence S62°49'00"W along said right-of-way line 300.00 feet to the point of beginning containing 1.92 acres more or less.

Subject to and together with:

An easement 30.00 feet in width for ingress and egress adjacent to and southerly to the northwesterly line of the above described property.

(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 \$ 32,900.00. 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 12th day of March, 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 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.

STATE OF OREGON, } ss.
County of Multnomah }
3-12-86, 19.....

Personally appeared the above named
Nancy C. Comstock

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

Before me:
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires 01/03/89

Washington
STATE OF OREGON, County of Ferry) ss.
March 19, 1986

Personally appeared John C. Britting, Jr. 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

..... a corporation,
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:
Elizabeth A. Johnson
Deputy County Auditor
My commission expires: (If executed by a corporation, affix corporate seal)

Nancy C. Comstock and
John C. Britting, Jr.

GRANTOR'S NAME AND ADDRESS

John Allen
Nellie Allen

GRANTEE'S NAME AND ADDRESS

After recording return to:

Nellie Allen
413 Big Creek Road
Lakeview, Ore. 97449

NAME, ADDRESS, ZIP

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

Nellie Allen
413 Big Creek Rd
Lakeview, Ore. 97449

NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.

County of Klamath

I certify that the within instrument was received for record on the 25th day of July, 1986, at 11:21 o'clock A.M., and recorded in book/reel/volume No. M86 on page 13007 or as fee/file/instrument/microfilm/reception No. 64036, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
NAME TITLE

Fee: \$10.00

By Deputy