

OA

64167

SPECIAL WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That William H. Rokes and Elma B. Rokes, husband and wife, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto James Howard McKeane, Jr. and Tamara J. McKeane, 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:

The East 55 feet of the following described property in Klamath County, Oregon:

Beginning at a point 1437.36 feet West of the quarter Section corner on the North line of Section 12, Township 41 South, Range 10 East of the Willamette Meridian; thence West 340 feet; thence South to Lost River; thence Southeasterly following the meander line of the Lost River to a point directly South of the point of beginning; thence North to point of beginning, being a part of Lot 2 of Section 12 in Township 41 South, Range 10 East of the Willamette Meridian.

EXCEPTING THEREFROM that portion lying within the limits of the Dalles-California Highway.

(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 \$ 41,536.36

~~However, the actual consideration consists of 2 1/2 acres of other property owned by the grantor which is a part of the 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 17th day of July, 1986; if a corporate grantor, it has caused its name to be signed and seal affixed by its officer, 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.

William H. Rokes

Elma B. Rokes

STATE OF OREGON, }
County of Klamath } ss.
July 17, 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 acknowledged the foregoing instrument to be their voluntary act and deed.

_____ 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:

(OFFICIAL SEAL) _____
Notary Public for Oregon
My commission expires 11-20-87

Notary Public for Oregon
My commission expires: _____

(OFFICIAL SEAL)

(If executed by a corporation, affix corporate seal)

William H. and Elma B. Rokes

GRANTOR'S NAME AND ADDRESS

James Howard and Tamara J. McKeane

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.

James Howard and Tamara J. McKeane
423 E. Front Street
Merrill, OR 97633

NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.

County of Klamath

I certify that the within instrument was received for record on the 29th day of July, 1986, at 10:37 o'clock A.M., and recorded in book/reel/volume No. M86 on page 13302 or as fee/file/instrument/microfilm/reception No. 64167, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

NAME

TITLE

By _____ Deputy

Fee: \$10.00