

72654

MC * 12175

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SPECIAL WARRANTY DEED—STATUTORY FORM
INDIVIDUAL GRANTOR

GUY A. STEWART

conveys and specially warrants to CHARLES W. BECKER and CAROLE L. BECKER, husband and wife,
the following described real property free of encumbrances created or suffered by the Grantor except as specific-
ally set forth herein; situated in Klamath County, Oregon to-wit:

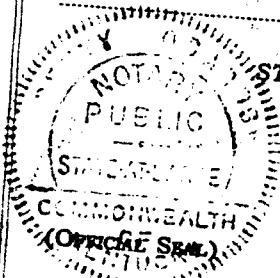
Property described on Exhibit "A" attached hereto,

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)
The said property is free of all encumbrances created or suffered by the Grantor except as set forth,

The true consideration for this conveyance is \$ 31,200.00. (Here comply with the requirements of ORS 93.030)

Dated this 23rd day of April, 19 83.

Guy A. Stewart



STATE OF OREGON, County of HENDERSON, ss. April 23, 19 83
Personally appeared the above named GUY A. STEWART

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

Before me: Betty J. Richards
Notary Public for KY. My commission expires: 9-11-83

SPECIAL WARRANTY DEED

GUY A. STEWART
CHARLES W. BECKER and GRANTOR
CAROLE L. BECKER, GRANTEE

GRANTEE'S ADDRESS, ZIP
After recording return to:
Charles W. & Carole L. Becker
6340 S.W. McEwan
Lake Oswego, OR 97034

NAME, ADDRESS, ZIP
Until a change is requested, all tax statements
shall be sent to the following address:
CHARLES W. and CAROLE L.
BECKER
6340 S.W. McEwan
Lake Oswego, OR 97034
NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON, } ss.
County of _____

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

Witness my hand and seal of
County affixed.

NAME _____ TITLE _____
By _____ Deputy

PARCEL 1:

A tract of land located in the ~~SW~~ of the ~~SW~~ of Section 30, Township 24, South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Commencing at a point of the Westerly right of way line of The Dalles-California Highway, from which the Southwest one-sixteenth corner of said Section 30 bears North 10° 21' 22" East 661.61 feet; thence Southwesterly along said right of way line 590 feet, more or less, to the point of beginning of this tract; thence North 64° 09' 25" West 360.73 feet, more or less, to a point on the Easterly right of way line of the Klamath Northern Railway; thence Southwesterly along said right of way to the South line of Section 30; thence Easterly along said Section line to the Southwest line of that certain parcel described in Volume 267, page 316 and Volume 354, page 522, Klamath County Deed Records; thence Northeasterly at right angles 50 feet to its most Northerly corner, thence Southeasterly along said property 100 feet to the South line of Section 30, thence Easterly along said Section line to the Southwesterly line of that certain parcel described in Volume 264, page 268, Klamath County Deed Records; thence Northeasterly at right angles 107 feet; thence Southeasterly 180 feet to the Westerly right of way of The Dalles-California Highway; thence Northeasterly along said Highway right of way to that certain parcel described in Volume 264, page 267, Klamath County Deed Records; thence Northwesterly at right angles to said right of way 240 feet; thence Southwesterly 107 feet; thence Northwesterly 100 feet; thence Northeasterly 157 feet; thence Southeasterly 340 feet to a point on the Westerly right of way of the Dalles-California Highway; thence Northeasterly along said right of way to the point of beginning.

PARCEL 2:

A tract of land situate in the ~~SW~~~~SW~~ of Section 30, Township 24 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Commencing at a point on the Westerly right of way line of the Dalles-California Highway, from which the Southwest one-sixteenth corner of said Section 30 bears North 10° 21' 22" East, 661.61 feet to the most Southerly corner of that property described in Volume 261 at page 447, Deed Records of Klamath County, Oregon; thence North 50° 26' 40" West 56.1 feet to the most Southerly corner of that property described in Volume 285 at page 529, Deed Records of Klamath County, Oregon; thence continuing North 50° 26' 40" West 154.33 feet, more or less to 1 1/2" diameter iron pipe on the Easterly right of way of the Klamath Northern Railway; thence South 39° 40' 04" West along said right of way 658.92 feet to the most Northerly corner of that property described in Volume M77 at page 12058, Microfilm Records of Klamath County, Oregon; thence South 64° 09' 25" East 360.73 feet, more or less, to a point on the Westerly right of way of the Dalles-California Highway; thence Northeasterly along said right of way, 590 feet, more or less, to the point of beginning.

SUBJECT TO:

Reservations and restrictions of record, and easements and rights of way of record and those apparent on the land.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Company the 24th day
of March A.D., 19 87 at 1:41 o'clock P M., and duly recorded in Vol. M87
of Deeds on Page 4793.

FEE \$14.00

Evelyn Biehn, County Clerk
By PAM Smith