

76374

K-39305

Vol. 1282 Page 11317

SPECIAL WARRANTY DEED

STEVEN BROOKS, aka STEVEN B. ANDERSON and TERRI LYNN ANDERSON, Grantors, convey and specially warrant to BOB W. COWBROUGH and E. SUSAN FLURY, as Co-Personal Representatives of the Estate of Lonnie L. Brooks, Deceased, Grantees, the following described real property free of encumbrances created or suffered by the Grantor except as specifically set forth herein.

All that certain real property situated in Klamath County, Oregon, more particularly described in attached Exhibit "A" which by this reference is incorporated herein as if here set forth in full.

This Deed is absolute and conveys fee simple title of the premises above described to the Grantees and is not a mortgage, trust deed or other security interest of any kind. By the acceptance of this Deed by Grantees, Grantees satisfy in full the indebtedness as represented by the documents recorded in M-82 on Page 13367, and re-recorded in M-83 on Page 10331 and also those recorded in M-80 on Page 8386, records of Klamath County, Oregon. The case of Cowbrough, et al. v. Steven Brooks, aka Steven B. Anderson, et al., Klamath Circ. No. 87-88CV shall be dismissed with prejudice and without costs, disbursements or attorney fees to any party.

Grantors are not acting under any misapprehension as to the effect of this Deed nor under any misrepresentations, duress or undue influence of the Grantees, the agent or attorney of the Grantees, or any other person, but execute the same freely and voluntarily in reliance upon Grantors' own information, knowledge and belief.

The true consideration for this conveyance is the cancellation of the indebtedness described above.

In consideration of Grantees' cancellation of said indebtedness and the Grantors remaining in possession of the premises until this conveyance, Grantees shall be entitled to retain any and all funds heretofore paid by Grantors, free and clear of any claims by Grantors.

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.

DATED JUNE 11, 1987.

Steven B. Anderson
STEVEN BROOKS, aka STEVEN B.
ANDERSON

Terri Lynn Anderson
TERRI LYNN ANDERSON

STATE OF OREGON)
) ss.
County of Klamath)

This instrument was acknowledged before me this 14th day of JUNE, 1987, by Steven Brooks, aka Steven B. Anderson and Terri Lynn Anderson.

PUBLIC

Pam Vance
Notary Public for Oregon
My commission expires: 8-90

GRANTEES HEREBY ACCEPT
THE FOREGOING DEED:

Bob W. Cowbrough
BOB W. COWBROUGH

Date: 6/23/87

E. Susan Flury
E. SUSAN FLURY

Date: 6-26-87

Until Further Notice, Send Tax
Statements To:

BOB W. COWBROUGH and
E. SUSAN FLURY, as Co-Personal
Representatives of the Estate
of Lonnie L. Brooks, Deceased
801 N.W. Charter Oaks
Roseburg, OR 97470

After Recording, Return To:

DONALD A. DOLE
ATTORNEY AT LAW
P.O. Box 1205
Roseburg, OR 97470

SPECIAL WARRANTY DEED - 2

DESCRIPTION

11319

A parcel of land situated in the $W\frac{1}{2}W\frac{1}{2}$ of the $NW\frac{1}{4}$ of Section 28, Township 31 South, Range 7 East of the Willamette Meridian more particularly described as follows:

Beginning at a $\frac{5}{8}$ " iron pin marking the N.E. corner of the $W\frac{1}{2}W\frac{1}{2}NW\frac{1}{4}$ of said Section 28, thence from said point of beginning S. $00^{\circ}02'47''$ W. along the East line of the said $W\frac{1}{2}W\frac{1}{2}NW\frac{1}{4}$ 1328.06 feet to a $\frac{5}{8}$ " iron pin, thence S. $89^{\circ}50'37''$ W. 328.88 feet to a $\frac{5}{8}$ " iron pin, thence North 1328.06 feet to a $\frac{5}{8}$ " iron pin on the north line of the $NW\frac{1}{4}$, thence N. $89^{\circ}50'37''$ E. along the North line of the said $NW\frac{1}{4}$ 329.95 feet to the point of beginning containing 10 acres more or less.

Together with: an easement for ingress and egress 30.00 feet in width more particularly described as follows, The Northerly 30.00 feet of the $W\frac{1}{2}W\frac{1}{2}NW\frac{1}{4}$ of said Section 28.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Company the 29th day of June A.D. 19 87 at 1:33 o'clock P M., and duly recorded in Vol. M87 of Deeds on Page 11317
 Evelyn Biehn,
 By Sam Smith County Clerk

FEE \$18.00

EXHIBIT A