

86081

SPECIAL WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That Winifred Barrett, now Winifred Barrett, hereinafter called grantor, Christopher Garcia 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:

Township 35 south, Range 12 east, W.M.

Section 7; Southeast $\frac{1}{4}$ - Northeast $\frac{1}{4}$ - Southeast $\frac{1}{4}$ plus

Section 8; that part of the South $\frac{1}{2}$ - Northwest $\frac{1}{4}$ - Southwest $\frac{1}{4}$ that lies west of the Sycan River (28 acres more or less)

This conveyance is made subject to an easement in the public for any public road or roads now existing or established over or across said premises and subject to any and all reservations heretofore made by our predecessors in interest.

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 \$ None

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 7 day of APRIL, 1988; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereo 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.

Winifred Barrett
WINIFRED BARRETT

STATE OF OREGON, County of Riverside ss.
April 7, 1988

STATE OF OREGON, County of ss.
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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 California
My commission expires 8-27-89

Notary Public for Oregon
My commission expires:

(If executed by a corporation, affix corporate seal)

Winifred Barrett
Rt. #1, Box 249
Whitewater, Ca. 91527

Christopher Garcia
Rt. #1, Box 249
Whitewater, Ca. 91527

After recording return to:
Carl R. Yoder, Atty.
P.O. Box 1029
Desert Hot Springs, Ca. 92240

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

Christopher Garcia
Rt. #1, Box 249
Whitewater, Ca. 91527

STATE OF OREGON, County of Klamath ss.

I certify that the within instrument was received for record on the 11th day of April, 1988, at 2:06 o'clock P.M., and recorded in book/reel volume No. M88 on page 5419 or as fee/tile/instrument/microfilm/reception No. 86081, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County clerk
By: [Signature] Deputy

Fee \$10.00