

86791

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K-40546

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That JOE H. VICTOR and ELEANOR D. VICTOR, husband and wife, herein called the Grantor, convey and specially warrant to DILIP B. PATEL, SUBHASH PATEL, and JAYANTILAL PATEL, herein called the Grantee, the real property described in the attached Exhibit "A", situate in Klamath County, Oregon, free of encumbrances created or suffered by the Grantor except as specifically set forth thereon.

To Have and to Hold the same unto the said Grantee and Grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$260,000.00.

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 1st day of October, 1982.

Joe H. Victor  
JOE H. VICTOR

Eleanor D. Victor  
ELEANOR D. VICTOR

STATE OF OREGON )  
County of Klamath ) ss.

Oct 21, 1982

Personally appeared the above named JOE H. VICTOR and ELEANOR D. VICTOR, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

(SEAL)

Notary Public for Oregon  
My Commission expires: 8-5-83

Joe H. & Eleanor D. Victor  
P. O. Box 761  
Klamath Falls, OR 97601  
(Grantor)

STATE OF OREGON )  
County of Klamath ) ss.

Dilip B. Patel, et al  
Klamath Falls, OR 97601  
(Grantee)

I certify that the within instrument was received for record on the \_\_\_ day of \_\_\_, 1982, at \_\_\_ o'clock \_\_\_ M., and recorded in book/reel/volume No. \_\_\_ on page \_\_\_ or as document/fee/title/instrument/microfilm No. \_\_\_, Record of Deeds of said county.

Witness my hand and seal of County affixed.

After recording return to:  
and Tax Statements

Subhash Patel  
414 North G Street  
Lakeview, Oregon 97630

Klamath Falls, OR 97601  
(mail tax statements)

Name

Title

By \_\_\_\_\_ Deputy

6703

## EXHIBIT "A" TO SPECIAL WARRANTY DEED

Beginning at an iron pin on the Northeasterly right of way line of the State Highway No. 97 which lies S. 0 deg. 06' W. along the East section line a distance of 688.5 feet and N. 89 deg. 49' W. along the North line of Byrd Avenue in Chelsea Addition, a distance of 521.6 feet and N. 38 deg.. 52' W. along the Northeasterly right of way line of State Highway No. 97 (Notes: State Highway bearing of this line shows No. 39 deg. 07 1/2' W.) a distance of 380.55 feet from the iron axel which marks the Northeast corner of Section 19, Township 38 S., R. 9 E.W.M., in Klamath County, Oregon, and running thence: N. 51 deg. 08' E. a distance of 192.77 feet to an iron pin; thence N. 38 deg. 52' W. parallel to the Northeasterly right of way line of Highway No. 97 to a point on the North line of Section 19; thence W. along the North line of Section 19 to its intersection with the Northeasterly right of way line of Highway No. 97; thence Southeasterly along the Northeasterly right of way line of Highway No. 97 to the point of beginning, said tract containing 1.8 acres, more or less, in the NE1/4 NE1/4 of Section 19, Township 38 S., R. 9 E.W.M., in Klamath County, Oregon.

## SUBJECT TO:

1. Grant of Right of Way, including the terms and provisions thereof, given by A. C. Lavenik and Edrie Lavenik, husband and wife, to The California Oregon Power Company, a California corporation, dated September 2, 1958, recorded September 2, 1958, in Volume 303 page 249, Deed records of Klamath County, Oregon.
2. Easement, including the terms and provisions thereof, between Joe H. Victor and Eleanor Victor and City of Klamath Falls, Oregon, dated August 1, 1978, recorded September 12, 1978, in Volume M78 page 20136, Deed records of Klamath County, Oregon, for sewer purposes.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title the 28th day of April A.D. 19 88 at 2:15 o'clock P M., and duly recorded in Vol. M88 of Deeds on Page 6702.

FEE \$15.00

Evelyn Bigh  
By Bernetha A. Hetsch County Clerk

STEVEN A. ZAMSKY, P.C.  
ATTORNEY AT LAW  
1010 1/2 NORTH GARDEN STREET, SUITE 200  
KLAMATH FALLS, OREGON 97603  
(503) 861-1111

EXHIBIT "A" to  
SPECIAL WARRANTY DEED