

87041

## -SPECIAL WARRANTY DEED-

L. P. SHAFFER and ALICE C. SHAFFER, husband and wife, Grantors, convey and specially warrant to MICHAEL LONG and PATRICIA E. LONG, husband and wife, Grantees, the following described real property, free of encumbrances created or suffered by the Grantors except as specifically set forth herein:

Lot 18 in Block 106, Buena Vista Addition to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, EXCEPTING THEREFROM that portion conveyed to State Highway Department by instrument recorded November 5, 1956, in Deed Volume 287, page 152, records of Klamath County, Oregon

## SUBJECT TO AND EXCEPTING:

(1) Assessments of the City of Klamath Falls; (2) Reservations, restrictions, easements and rights of way of record and those apparent upon the land; (3) Limited access provisions contained in Deed to the State of Oregon, by and through its State Highway Commission recorded October 5, 1957 in Volume 287, page 152, Deed Records of Klamath County, Oregon, which provides that no right or easement of right of access to, from or across the State Highway other than expressly therein provided for shall attach to the abutting property.

The true and actual consideration for this conveyance is Twenty Nine Thousand and No/100ths (\$29,000.00) DOLLARS.

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.

Until a change is requested, all tax statements shall be mailed to Grantee at: 820 California Avenue, Klamath Falls, OR 97601

DATED this 17th day of June, 1985.

L. P. Shaffer  
Alice C. Shaffer

STATE OF OREGON )  
County of Klamath ) ss. June 17, 1985.

Personally appeared the above-named L. P. SHAFFER and ALICE C. SHAFFER, husband and wife, and acknowledged the foregoing instrument to be their voluntary act. Before me:

Michael D. Dewanzy  
Notary Public for Oregon  
My Commission expires: 9-16-85

BRANDSNESS & HUFFMAN, P.C.  
A PROFESSIONAL CORPORATION  
ATTORNEYS AT LAW  
411 PINE STREET  
KLAMATH FALLS, OREGON 97601

After recording return to:  
Klamath First Federal S&L  
540 Main St.  
Klamath Falls, OR 97601

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 5th day of May A.D. 19 88 at 3:25 o'clock P.M., and duly recorded in Vol. M88 of Deeds on Page 7133.

FEE \$10.00

Evelyn Biehn County Clerk  
By Bernette D. Ketch