

94374

SPECIAL WARRANTY DEED

Vol m88 Page 20169

KNOW ALL MEN BY THESE PRESENTS, That BRADFORD J. ASPELL

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by BRUCE E. BRINK the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Part of Block 7 of Canal Addition in the City of Klamath Falls, described as follows: Beginning at a point on the Southeast line of Oak Street, which point is the most Northerly corner of Lot 4; thence Southeast along the lot line common to Lots 3 and 4, 60 feet; thence Southwest along a line parallel to and 60 feet distant Southeast from Oak Street, to the intersection of said line with Northeast line of 9th Street to the most Westerly corner of lot 5; thence Northeast along the Southeast line of Oak Street, 70.93 feet to the point of beginning.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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

And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances Save and except real property taxes and assessments levied against the real property, and subject to that certain promissory note dated August 14, 1984 and deed of trust dated the 7th day of August, 1984, recorded ** and that grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$
 However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which) (The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.030.)

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 26th day of November 1988; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto 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.

BRADFORD J. ASPELL

STATE OF OREGON,

County of Klamath

November 28, 19 88

Personally appeared the above named
BRADFORD J. ASPELL

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

Before me:
 (OFFICIAL SEAL) Notary Public for Oregon
 My commission expires: 8/20/90

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:
 Notary Public for Oregon
 My commission expires:

(OFFICIAL SEAL)

(If executed by a corporation, affix corporate seal)

BRADFORD J. ASPELL

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

ASPELL, DELIA-ROSE & RICHARD
 122 SOUTH FIFTH STREET
 KLAMATH FALLS, OR 97601

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of) ss.

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

Witness my hand and seal of County affixed.

NAME TITLE

By Deputy

20170

20170

KNOW ALL MEN BY THESE PRESENTS that BRADFORD J. ASPELL, of the County of Klamath, State of Oregon, do hereby certify that the following is a true and correct copy of the original of the same as the same is on file in the office of the County Clerk of said County, to-wit:

Part of Block 7 of Canal Klamath Falls, described as follows: Beginning at a point on the South line of Oak Street, which point is the most northerly corner of lot 4; thence south along the line common to the line of Oak Street and 60 feet; thence south along a line parallel to and 60 feet distant from the line of Oak Street, to the intersection of said line with the Northeast line of 9th Street, 70.93 feet to the corner of lot 4; thence Northeast along the line of Oak Street, 70.93 feet to the point of beginning.

recorded on the 7th day of August, 1984, at Volume M84, Page 14390, Klamath County Mortgage Records, in which Bradford J. Aspell was the grantor, Helen G. Wolter was the beneficiary and William Sisemore is the trustee as assigned by instrument from Helen G. Wolter to Bruce E. Brink, recorded on January 24, 1988, at Volume M88, page 1280, Klamath County Mortgage Records which grantee hereunder agrees to assume and pay holding grantor harmless therefrom.

BRADFORD J. ASPELL

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspell, & Della-Rose the 29th day of Nov. A.D., 19 88 at 4:10 o'clock P.M., and duly recorded in Vol. M88 on Page 20169 of Deeds Evelyn Biehn County Clerk By Dorlene Mullendore

FEE \$13.00

STATE OF OREGON

County of _____

I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock _____ M., and recorded in book _____ volume No. _____ or as fee this instrument, microfilm, reception No. _____ of said County.

Witness my hand and seal of said County.

County Clerk

Deputy

BRADFORD J. ASPELL

ASPELL, DELLA-ROSE & RICHARD

133 SOUTH FIFTH STREET

KLAMATH FALLS, OR 97603