

OK

95260

SPECIAL WARRANTY DEED

Vol. m88 Page 21898

Bunch

KNOW ALL MEN BY THESE PRESENTS, That THE SHRINER'S HOSPITAL FOR CRIPPLED CHILDREN, a Colorado non-profit corporation a/k/a SHRINERS HOSPITALS FOR CRIPPLED CHILDREN, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto

KENNETH R. BUSER

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:

A portion of Lot 14, JUNCTION ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. being more particularly described as follows:

Beginning at the Northwest corner of Lot 14 of JUNCTION ACRES, thence along the Westerly line of said Lot 14, South 0°08' East 663.2 feet; thence along the Southerly line of Lot 14 North 89°47' East 132 feet; thence North 0°08' West 663.2 feet to the Southerly line of the Klamath Falls-Lakeview Highway; thence South 89°47' West 132 feet more or less, to the point of beginning.

Klamath County Tax Account #3910-007BC-00200.

(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 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 \$ 32,000.00

~~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.~~

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 16th day of December, 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.

FLORIDA
STATE OF OREGON, County of HILLSBOROUGH ss.
December 16, 1988

Personally appeared Gene Bracewell and Webber C. Harrington, 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 treasurer of Shriners Hospitals for Crippled Children, a corporation,

and that the seal attixed 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:
Carole Munn
Notary Public for Oregon
My Commission Expires Jan. 8, 1989

Before me:
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires

THE SHRINER'S HOSPITAL FOR CRIPPLED CHILDREN
International Shrine Headquarters
2900 Rocky Point Drive, Tampa, FL 33607
GRANTOR'S NAME AND ADDRESS

KENNETH R. BUSER
834 Richmond
Klamath Falls, OR 97601
GRANTEE'S NAME AND ADDRESS

After recording return to:
SAME AS GRANTEE

NAME, ADDRESS, ZIP
Until a change is requested all tax statements shall be sent to the following address:
SAME AS GRANTEE

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON, ss.
County of Klamath

I certify that the within instrument was received for record on the 23rd day of Dec., 1988, at 11:22 o'clock A.M., and recorded in book/reel/volume No. M88 on page 21898 or as fee/file/instrument/microfilm/reception No. 95260, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
NAME TITLE
By Rauline Mulendore Deputy

Fee \$8.00

788 DEC 23 AM 11 22