

OK 107

SPECIAL WARRANTY DEED

Vol. 1189 Page 8138

KNOW ALL MEN BY THESE PRESENTS, That RICHARD CABRAL, individually, and RICHARD CABRAL and LYNNE CABRAL, husband and wife, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto D.G. RICHARDSON and JEAN RICHARDSON, husband and wife, 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:

An undivided 280/480 interest in the property described in Exhibit "A" attached hereto.

SUBJECT TO reservations and restrictions of record, easements and rights of way of record and those apparent on the land, contracts and/or liens for irrigation and/or drainage.

(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 \$300,000.00

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 12th day of May, 1989; 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.

Lynne Cabral
Richard Cabral

STATE OF OREGON, }
County of Klamath } ss.
May 12, 1989

STATE OF OREGON, County of _____) ss.
_____, 19____

Personally appeared the above named
RICHARD CABRAL, individually,
and RICHARD CABRAL and LYNNE CABRAL, husband and wife,
and acknowledged the foregoing instrument to be their voluntary act and deed.

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 _____, a corporation, 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,
[Signature]
Notary Public for Oregon
My commission expires 12-19-92

Notary Public for Oregon
My commission expires: _____

(OFFICIAL SEAL)

(If executed by a corporation, affix corporate seal)

RICHARD CABRAL, individually, and RICHARD CABRAL and LYNNE CABRAL, husband and wife
GRANTOR'S NAME AND ADDRESS
D.G. RICHARDSON and JEAN RICHARDSON
112 LaQuinta
Moraga, CA 94556
GRANTEE'S NAME AND ADDRESS

After recording return to:
PROCTOR & FAIRCLO
280 MAIN STREET
KLAMATH FALLS, OR 97601
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.
D.G. RICHARDSON and JEAN RICHARDSON
112 LaQuinta
Moraga, CA 94556
NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON, } ss.
County of _____
I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock _____ M., and recorded 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

EXHIBIT "A"

The following-described real property in Klamath County, Oregon:

Township 35 South, Range 10 East of the Willamette Meridian:

Section 32: The S $\frac{1}{2}$ SW $\frac{1}{2}$ lying East of the center thread of Sprague River, and the SE $\frac{1}{2}$ lying South of the center thread of Sprague River.

Section 33: The W $\frac{1}{2}$ SW $\frac{1}{2}$ lying South of the center thread of Sprague River, and the NE $\frac{1}{2}$ SW $\frac{1}{2}$ and SE $\frac{1}{2}$ SW $\frac{1}{2}$ lying South and West of the center thread of Sprague River.

Township 36 South, Range 10 East of the Willamette Meridian:

Section 4: Lots 2 and 3 lying North and West of the Center thread of Sprague River, that part of the NW $\frac{1}{2}$ NW $\frac{1}{2}$ and S $\frac{1}{2}$ NW $\frac{1}{2}$ lying North and West of the center thread of Sprague River, and the NW $\frac{1}{2}$ SW $\frac{1}{2}$ lying North of the center thread of Sprague River.

Section 5: The NE $\frac{1}{2}$; the E $\frac{1}{2}$ NW $\frac{1}{2}$ lying East of the center thread of Sprague River.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Co. the 12th day
of May A.D., 19 89 at 1:29 o'clock P.M., and duly recorded in Vol. M89
of Deeds on Page 8198.

Evelyn Biehn, County Clerk

By

Pauline Mulholland

FEE \$13.00