

OK

1310

SPECIAL WARRANTY DEED

Vol. m89 Page 10382

KNOW ALL MEN BY THESE PRESENTS, That GARY KRANENBURG, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto JOHN D. TOTTON and JOAN TOTTON, 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:

One-Half (1/2) Undivided interest in:

Lot 5, Block 41, FIRST ADDITION TO THE CITY OF KLAMATH FALLS, as recorded in the official plat thereof in the office of the County Recorder, Klamath County, Oregon.

SUBJECT to reservations and restrictions of record, easements and rights of way of record and those apparent on the land.

(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 \$ 5,000.00.  
 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 2nd day of June, 19 89, 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.

STATE OF OREGON ALASKA  
 County of 4th Judicial District  
June 2, 19 89

Personally appeared the above named  
GARY KRANENBURG

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

Before me:  
 (OFFICIAL SEAL)

Notary Public for Oregon Alaska  
 My commission expires When I die

STATE OF OREGON, County of \_\_\_\_\_, 19 \_\_\_\_\_

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:

(OFFICIAL SEAL)

Notary Public for Oregon  
 My commission expires:

(If executed by a corporation, affix corporate seal)

GARY KRANENBURG

GRANTOR'S NAME AND ADDRESS  
JOHN D. TOTTON and JOAN TOTTON,  
husband and wife

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.  
JOHN D. TOTTON and JOAN TOTTON  
HC 34 BOX 89  
KLAMATH FALLS, OR 97603  
 NAME, ADDRESS, ZIP

SPACE RESERVED  
 FOR  
 RECORDER'S USE

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 12th day of June, 19 89, at 8:43 o'clock AM, and recorded in book/reel/volume No. M89 on page 10382 or as fee/file/instrument/microfilm/reception No. 1310, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk  
 NAME TITLE  
By Dan Mullender, Deputy

Fee \$8.00

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