

OK 1814 K-41520

SPECIAL WARRANTY DEED

Vol. m89 Page 11253

KNOW ALL MEN BY THESE PRESENTS, That **RAYMOND L. BRUNICK and LOIS E. BRUNICK husband and wife**, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto **DONALD D. GRIMM and VIVIAN M. GRIMM, 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:

The south 100 feet of Lot 6 in Block 3 of First Addition to Altamont Acres, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

TOGETHER WITH AND SUBJECT TO easements as set forth in documents recorded in Deed Records of Klamath County at M83 page 1526 and M83 page 1527.

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 \$ 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 14 day of June, 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.

[Signatures of Raymond L. Brunick and Lois E. Brunick]

STATE OF OREGON,
County of **Klamath**
June 14, 1989

STATE OF OREGON, County of _____) ss.
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.

Personally appeared the above named **RAYMOND L. BRUNICK and LOIS E. BRUNICK, husband & wife** and acknowledged the foregoing instrument to be their voluntary act and deed.

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

Before me, *[Signature]*
Notary Public for Oregon
My commission expires *3/15/92*
(OFFICIAL SEAL)

RAYMOND L. BRUNICK and LOIS E. BRUNICK, husband and wife

GRANTOR'S NAME AND ADDRESS
DONALD D. GRIMM and VIVIAN M. GRIMM, 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.
DONALD AND VIVIAN GRIMM
320 1/2 Boardman
Klamath Falls, OR 97603
NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON,
County of **Klamath**) ss.

I certify that the within instrument was received for record on the 23rd day of June, 1989, at 8:47 o'clock AM., and recorded in book/reel/volume No. M89 on page 11253 or as fee/file/instrument/microfilm/reception No. 1814, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
NAME TITLE

By *[Signature]* Deputy

Fee \$8.00

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