

1980

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That CARL F. WILSON as to 1/2 interest and ADA E. WILSON as to 1/2 interest, tenants in common, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto CAROLYN GUIMOND and ADRIAN AABY as tenants in common 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:

SEE ATTACHED EXHIBIT "A."

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 \$ 110,000.00.
 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 19th 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.

STATE OF OREGON,

County of _____, 19 89
 May 19

Personally appeared the above named:
CARL F. WILSON

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

Notary Public for Oregon
 My commission expires: 12-3-89

CARL F. WILSON and ADA E. WILSON, tenants in common

GRANTOR'S NAME AND ADDRESS

CAROLYN GUIMOND and ADRIAN AABY, tenants in common

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.

CAROLYN GUIMOND and ADRIAN AABY
BOX 488
Fort Klamath, OR 97626

NAME, ADDRESS, ZIP

STATE OF OREGON, County of _____, 19 _____

Personally appeared _____ 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)

STATE OF OREGON,

County of _____, 19 _____

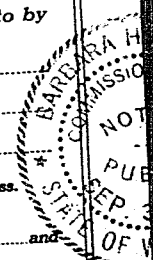
I certify that the within instrument was received for record on the _____ day of _____, 19 _____, at _____ o'clock _____ M., and recorded in book/real/volume No. _____ on page _____ or as fee/file/instrument/microfilm/reception No. _____, Record of Deeds of said county. Witness my hand and seal of County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

NAME

TITLE

By _____ Deputy

SPACE RESERVED
 FOR
 RECORDER'S USE



89 JUN 22 AM 10 34

CERTIFICATE FOR INDIVIDUAL ACKNOWLEDGEMENT

STATE OF WASHINGTON)
COUNTY OF King) SS

On this 2nd day of June, 1989, before me, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Ada E. Wilson, to me known or proven on the basis of satisfactory evidence to be the individual who executed the within and foregoing instrument, and acknowledged the said instrument to be her free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN UNDER my hand and official seal hereto affixed the day and year in this certificate above written.



Debra D. Anderson
Notary Public in and for the
State of Washington, residing at

Wash.
My appointment expires:
Sept 3 1992

EXHIBIT "A"

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

All that certain real property situated in Section 36, Township 32 South, Range 6 East of the Willamette Meridian, and particularly described as follows, to wit: Beginning at the 1/4 section corner between Section 36, Township 32 South, Range 6 East, and Section 31, Township 32 South, Range 7 1/2 East, thence North 0 degrees 27' East along the Range line to the Northeast corner of the SE1/4 of the NE1/4 of said Section 36, thence South 89 degrees 59' West to the intersection with the East line of the Crater Lake Highway, thence Southeasterly along the Eastern boundary of the said Highway to the point of beginning. This description is intended to describe a plot of ground bounded on the East by the said Rang line, on the North by the boundary line between the NE1/4 of the NE1/4 and the SE1/4 of the NE1/4 and the Crater Lake Highway on the West and South and being a triangular piece on the Northeast portion of the SE1/4 of the NE1/4.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Co. the 28th day
of June A.D., 19 89 at 10:34 o'clock AM., and duly recorded in Vol. M89
of Deeds on Page 11540.

FEE \$18.00

Evelyn Biehn County Clerk

By Pauline Mullendore