

OK

2071

SPECIAL WARRANTY DEED

Vol. m89 Page 11730



KNOW ALL MEN BY THESE PRESENTS, That WILLIAM T. REITER and EMMA E. REITER, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto KAREN ARLENE NAUSEDA and CHARLES RANDALL WILSON 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:

Lot 1, Block 9 of SUN FOREST ESTATES, Tract 1060, as shown by map on file in the office of the County Recorder.

Free and clear of all liens and encumbrances except restrictions or easements of record.

(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 Love, affection and \$2.00. ~~However, the actual consideration consists of or includes other property or value given or promised, which is the whole or part of the consideration (indicate which).~~ (The sentence between the symbols ©, if not applicable, should be deleted. See ORS 93.030.)

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 26 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.

William T. Reiter
Emma Elizabeth Reiter

STATE OF OREGON,
County of Multnomah, ss.
June 28, 19 89.

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

Personally appeared the above named
William Reiter
Emma Reiter

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

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) Kenneth E. Locking
Notary Public for Oregon
My commission expires 3/30/92

Esore me:
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires: _____
(If executed by a corporation, affix corporate seal)

WILLIAM T. and EMMA E. REITER
9000 #198 NE Union Avenue
Portland Oregon 97211
GRANTOR'S NAME AND ADDRESS
KAREN A. NAUSEDA and CHARLES R. WILSON
9000 #120 NE Union
Portland, OR 97211 Mantica, Cal.
GRANTEE'S NAME AND ADDRESS 95336

STATE OF OREGON,
County of Klamath, ss.

I certify that the within instrument was received for record on the 29th day of June, 1989, at 12:03 o'clock P.M., and recorded in book/reel/volume No. M89 on page 11730 or as fee/file/instrument/microfilm/reception No. 2071, Record of Deeds of said county.

After recording return to:
WILLIAM T. and EMMA E. REITER
9000 #198 NE Union Avenue
Portland, Oregon 97211
Until a change is requested (if tax statement) shall be sent to the following address:
WILLIAM T. and EMMA E. REITER
9000 #198 NE Union Avenue
Portland OR 97211
NAME, ADDRESS, ZIP

Witness my hand and seal of County affixed.

NAME TITLE
By Kenneth E. Locking Deputy

Fee \$8.00

89 JUN 29 PM 12 03

5.00