

OK

4260

SPECIAL WARRANTY DEED

Vol. 389 Page 15717

KNOW ALL MEN BY THESE PRESENTS, That Win Lawson and Amy I. Lawson, husband and wife, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Jose M. Carreon and Rosa G. Carreon, 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:

A tract of land situated in the N. 1/2 NW 1/4 SW 1/4 of Section 16 T 23S, R10EWM, Klamath County, Oregon, more particularly described as follows:

The northerly 417.5 feet of the easterly 30 feet of the NW 1/4 S/W 1/4 of said Section 16, lying west of Jweey Road excepting the northerly 60 feet thereof.

MOUNTAIN TITLE COMPANY, has recorded this instrument by request as an accommodation only, and has not examined it for regularity and sufficiency or as to its effect upon the title to any real property that may be described therein.

(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 \$ TO CORRECT DEED. However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 21st day of AUGUST, 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 CALIFORNIA } ss.
County of RIVERSIDE
August 21, 1989

Win Lawson

Amy I. Lawson

Amy I. Lawson

CALIFORNIA

STATE OF OREGON, County of RIVERSIDE) ss.
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

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:

Elizabeth R. Walker

Notary Public for Oregon CALIFORNIA

My commission expires:

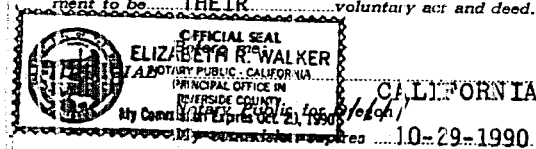
(OFFICIAL SEAL)

(If executed by a corporation, affix corporate seal)

Personally appeared the above named

WIN LAWSON AND AMY I. LAWSON

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



CALIFORNIA

10-29-1990

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Jose Carreon
290 Win Lawson
26639 Chambers Avenue

NAME, ADDRESS, ZIP

San City California 92381

Until a change is requested all tax statements shall be sent to the following address:

Same as above

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 23rd day of Aug., 1989, at 11:39 o'clock AM, and recorded in book/reel/volume No. M89 on page 15717 or as fee/file/instrument/microfilm/reception No. 4260

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

NAME

TITLE

By Pauline M. Muller, Deputy

Fee \$8.00

89 AUG 23 AM 11 36