

6096

SPECIAL WARRANTY DEED

Vol. m89 Page 18901KNOW ALL MEN BY THESE PRESENTS, That WALTER KUEHN THOMAS

hereinafter called grantor,  
JERRY HARTMAN, KENNETH RICKBEIL  
 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 16 in Block 37 of Klamath Falls Forest Estates, Highway 66 Unit, Plat #2  
 in the County of Klamath, State of Oregon.

(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 war-  
 rant 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 \$ 2,900.00.  
 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 ①, 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 9th day of October, 1986;  
 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 DOES NOT GUARANTEE THAT ANY  
 PARTICULAR USE MAY BE MADE OF THE PROPERTY  
 DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD  
 CHECK WITH THE APPROPRIATE CITY OR COUNTY  
 PLANNING DEPARTMENT TO VERIFY APPROVED USES.

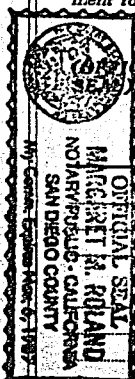
CALIFORNIA  
 STATE OF ~~OREGON~~ } ss.  
 County of San Diego  
October 9th, 1986

Personally appeared the above named

Kenneth Kuehn Thomas

and acknowledged the foregoing instru-  
 ment to be his voluntary act and deed.

Before me, Margaret H. Roland  
 Notary Public for California  
 My commission expires Nov. 6, 1987



CALIFORNIA  
 STATE OF ~~OREGON~~ County of San Diego } 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 be-  
 half 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:  
 Notary Public for Oregon  
 My commission expires:

OFFICIAL SEAL

(If executed by a corporation, affix corporate seal)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Kenneth W Rickbeil  
25351 SULTANAS  
Hemelnd CA 92348  
 NAME, ADDRESS, ZIP

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

Same AS ABOVE

NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.

County of Klamath

I certify that the within instru-  
 ment was received for record on the  
5th day of Oct., 1989,  
 at 4:18 o'clock P.M., and recorded  
 in book/reel/volume No. M89 on  
 page 18901 or as fee/file/instru-  
 ment/microfilm/reception No. 6096,  
 Record of Deeds of said county.

Witness my hand and seal of  
 County affixed.

Evelyn Biehn, County Clerk  
 NAME TITLE

By Dawn M. Mullendore Deputy

SPACE RESERVED  
 FOR  
 RECORDER'S USE

Fee \$8.00