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6519

MTC 22009

SPECIAL WARRANTY DEED

Vol. m89 Page 19667



KNOW ALL MEN BY THESE PRESENTS, That MANLEY C. FARRAR AND EDITH B. FARRAR, HUSBAND AND WIFE, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto L.D. McFADDEN AND PEGGY McFADDEN 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"

2406 001AA 01100

2407 006B0 00200

(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 \$ contract.

However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 25th day of Sept, 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 Wasco

9-20

ss.

1989

Personally appeared the above named

Manley C. Farrar and Edith B. Farrar

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

Before me, Notary Public for Oregon, My commission expires 2-13-93

MANLEY C. FARRAR

EDITH B. FARRAR

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

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:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

(If executed by a corporation, affix corporate seal)

Farrar

GRANTOR'S NAME AND ADDRESS

McFadden

Same as below

GRANTEE'S NAME AND ADDRESS

After recording return to:

L.D. &amp; Peggy McFadden

P. O. Box 68

Prather, CA 93651

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,

County of ss.

I certify that the within instrument was received for record on the day of 19

at o'clock M., and recorded in book/reel/volume No. on

page or as tee/file/instrument/microfilm/reception No.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME

TITLE

By

Deputy

MTC No: 22009

EXHIBIT "A"  
LEGAL DESCRIPTION

## PARCEL 1

A portion of Section 1, Township 24 South, Range 6 East of the Willamette Meridian, Klamath County, Oregon, commencing at the Northeast corner of said Section 1; thence South along the East line of said Section 1, a distance of 326.3 feet to the point of beginning of the tract herein conveyed; thence continuing South along the East line of said Section 1, a distance of 145 feet; thence West and parallel to the North line of Section 1 to the Easterly right of way of State Highway 58; thence Northwesterly along the East right of way line to a point which is due West of the point of beginning; thence East and parallel to the North line of said Section 1 to the point of beginning.

Tax Account No: 2406 001AA 01100

## PARCEL 2

Commencing at the Southeast corner of the property described in Parcel 1; thence North along the West line of Section 6, Township 24 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, a distance of 168.65 feet to a steel rod marked "NNN/256, S6"; thence East along the NNN/256 line of said Section 6, 244.93 feet to a steel rod set 15 feet West of the centerline of an existing right of way for powerline; thence South 15 degrees 19' 12" East, parallel to and 15 feet Westerly of said centerline, a distance of 132.95 feet to a steel rod set on the centerline of an existing road; thence South 82 degrees 44' 10" West, a distance of 282.53 feet to the point of beginning.

Tax Account No: 2407 06B0 00200

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 17th day  
of Oct. A.D., 19 89 at 12:04 o'clock PM., and duly recorded in Vol. M89,  
of Deeds on Page 19667.

FEE \$13.00

Evelyn Biehn - County Clerk

By Pauline Mullendore