

OK

6520

MTC 22009

SPECIAL WARRANTY DEED

Vol. m89 Page 19669



KNOW ALL MEN BY THESE PRESENTS, That L.D. McFADDEN AND PEGGY McFADDEN,
HUSBAND AND WIFE, hereinafter called grantor,
 for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto JAMES R. WARD
AND ELIZABETH WARD, 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:

SEE ATTACHED EXHIBIT "A"

(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 \$ contract fulfillment of

~~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 10th day of Oct, 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 DE-
 SCRIBED 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.

L.D. McFadden
Peggy McFadden
 L.D. McFADDEN
 PEGGY McFADDEN

STATE OF OREGON,)
 County of _____) ss.

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

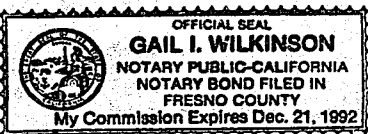
STATE OF CALIFORNIA
 COUNTY OF FRESNO

On this 4th day of October in the year
Nineteen Hundred Eighty-nine, before me
Gail I. Wilkinson, a Notary Public, State of California,
 duly commissioned and sworn, personally appeared
L.D. McFADDEN and PEGGY McFADDEN,
 personally known to me (or proved to me on the basis of satisfactory
 evidence) to be the person s whose names are
 subscribed to the within instrument, and acknowledged to me
 that they executed the same.

IN WITNESS WHEREOF I have hereunto set my hand and affixed
 my official seal in the _____ County of
Fresno on the date set forth above
 in this certificate.

Gail I. Wilkinson

Notary Public, State of California

My commission expires December 21, 1992

This document is only a general form which may be proper for use in simple transactions and in no
 way acts, or is intended to act, as a substitute for the advice of an attorney. The publisher does not
 make any warranty, either express or implied as to the legal validity of any provision or the
 suitability of these forms in any specific transaction.

Cowdery's Form No. 32—Acknowledgement to Notary Public-Individuals (c.c. sec. 1189.)

After recording return to:

James R. and Elizabeth Ward
P.O. Box 59
Crescent, OR 97425

NAME, ADDRESS, ZIP

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

in book/reel/volume No. _____ on
 page _____ or as fee/file/instru-
 ment/microfilm/reception No. _____,
 Record of Deeds of said county.

Witness my hand and seal of
 County affixed.

NAME

TITLE

By _____ Deputy

19670

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 19669

Evelyn Biehn County Clerk

By Pauline Mulendore

FEE \$13.00