

OA

8755

SPECIAL WARRANTY DEED

Vol. M89 Page 23645

KNOW ALL MEN BY THESE PRESENTS, That Jerry Magness, hereinafter called grantor,

for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Ivan Riffey and Jeannie Riffey, 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:

South 1/2 of Government Lot #1, in Section 9, Township 31 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

CODE 8 MAP 3109-900 TL 900

This conveyance is made subject to easements, rights of way of record and those apparent on the land.

(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 clear title. 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 day of 19; 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.

JERRY MAGNESS

STATE OF OREGON, County of Klamath, December 5, 1989.

Personally appeared the above named Jerry Magness

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

Before me, Notary Public for Oregon, My commission expires Mar. 4, 1992.

STATE OF OREGON, County of ss.

Personally appeared 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 (If executed by a corporation, affix corporate seal)

STATE OF OREGON, ss.

County of Klamath I certify that the within instrument was received for record on the 7th day of Dec., 1989, at 11:12 o'clock A.M., and recorded in book/reel/volume No. M89 on page 23645 or as fee/file/instrument/microfilm/reception No. 8755, Record of Deeds of said county. Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
NAME TITLE
By Pauline M. M. Deputy

Fee \$8.00

GRANTOR'S NAME AND ADDRESS
GRANTEE'S NAME AND ADDRESS
After recording return to:
RETURN TO:
ASPEN TITLE
660 Main Street
Klamath Falls, OR 97603
NAME, ADDRESS, ZIP
Until a change is requested all fax statements shall be sent to the following address: