

SPECIAL WARRANTY DEED

Until a change is requested, all
tax statements shall be sent to:

FRANK A. CALVIN, grantor, conveys and specially warrants to
GILBERT PICKENS, SR. and IRIS PICKENS, Grantees, the following
described real property free of encumbrances created or suffered
by the grantor except as specifically set forth herein:

Lot 11, in Block 17 of Second Addition to River Pines
Estates, according to the official plat thereof on file
in the Office of the County Clerk of Klamath County,
Oregon.

Subject to:

- (1) All easements of any type or nature for the
transmission or distribution of water.
- (2) Reservations as contained in deed from The Shevlin-
Hixon Company to Brooks-Scanlon, Inc., recorded
March 28, 1951, in Volume 246, Page 165, Deed
records of Klamath County, Oregon as follows:
"subject to any and all railroad rights of way, and
easements for public and private roads and
highways, logging road, telephone, telegraph and
power lines, if any there be, in addition to those
hereinabove specifically set-out, created by
instruments or proceeding shown by the public
records of Klamath County, Oregon or evidenced by
actual occupancy or use; and is also made subject
to any and all exceptions and reservations
contained in any patent to any of said lands from
the United States of America."
- (3) Right of Way, including the terms and provisions
thereof, given by Betty Ahern to Midstate Electric
Cooperative, Inc., dated June 23, 1972, recorded
June 23, 1972, in Volume M72, Page 6813, Deed
records of Klamath County, Oregon, for transmission
line.

- (4) Building and use restrictions for Second Addition to River Pine Estates, dated June 23, 1972, recorded June 23, 1972, in Volume M72, Page 6815, Deed records of Klamath County, Oregon.
- (5) Reservations and restrictions contained in the dedication and shown on the plat of Second Addition to River Pine Estates.

The true consideration for this conveyance is \$7,000.00.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF THE 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.

DATED this 1st day of April, 1989.

Frank A. Calvin
FRANK A. CALVIN

STATE OF Arizona)
County of La Paz) ss.

Personally appeared the above named FRANK A. CALVIN, and acknowledged the foregoing instrument to be his voluntary act. Before me:

Margaret Clark
Notary Public for La Paz County
My Commission Expires July 1, 1990

Francis & Martin
1199 N.W. Wall Street • Bend, Oregon 97701-1934
(503) 389-5010

Return: Gilbert L. Pickens
P.O. Box 763
Gilchrist, Or. 97737

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

Gilbert L. Pickens
on this 15th day of Jan. A.D., 19 90
at 10:33 o'clock A M. and duly recorded
in Vol. M90 of Deeds Page 965
Evelyn Biehn
By Quinn Mulvaney Deputy.
County Clerk

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Fee, \$33.00