

OA

12880

SPECIAL WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That Robert C. Johnson and Patricia Johnson, as tenants by the entirety, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Melvin W. Ostrom and Edna M. Ostrom, 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:

The West 873 feet of the SE 1/4 of Section 26, Township 36 South, Range 11 East of the Willamette Meridian, in the County of Klamath, State of Oregon, EXCEPTING THEREFROM THE SOUTH 660 feet.

CODE 8 MAP 3611-2600 TL 800

(IF SPACE IS SUFFICIENT, 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, ~~XXXXXX~~ is to clear title ~~XXXXXX~~

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 16 day of March, 1990; 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.

Robert C. Johnson
Patricia A. Johnson
PATRICIA JOHNSON

STATE OF ~~Arizona~~ Oregon } ss.
County of Klamath
March 16, 1990

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

Personally appeared the above named Robert C. Johnson and Patricia Johnson

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 _____

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

_____, 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: Virginia J. Jones
(OFFICIAL SEAL)
Notary Public for ~~Arizona~~ Oregon
My commission expires 7-23-93

Before me: _____
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires: _____
(If executed by a corporation, affix corporate seal)

GRANTOR'S NAME AND ADDRESS:

GRANTEE'S NAME AND ADDRESS:

After recording return to:

Melvin W. Ostrom
1819 Riverside Dr.
Klamath Falls, Or. 97601
NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.
County of Klamath

I certify that the within instrument was received for record on the 28th day of March, 1990, at 3:53 o'clock P.M., and recorded in book/reel/volume No. M90 on page 5666 or as fee/file/instrument/microfilm/reception No. 12880 Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
NAME TITLE
By Doreen Miller, Deputy

Fee \$28.00

'90 MAR 29 PM 3 53