

13854

SPECIAL WARRANTY DEED

Vol. m90 Page 7441

KNOW ALL MEN BY THESE PRESENTS, That MID OIL COMPANY

hereinafter called grantor, EDWARD G. TOLLESON AND CHARLOTTE L. TOLLESON, 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:

PLEASE REFER TO THE EXHIBIT "A" ATTACHED HERETO AND MADE A PART OF HEREIN

(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 \$38,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (The sentence between the symbols ①, 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 3rd day of DECEMBER, 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 ss. 19

Personally appeared the above named

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires

MID OIL COMPANY

BY: R.E. McPherson

STATE OF OREGON, County of MULTNOMAH ss. January 2, 1989

Personally appeared who, being duly sworn,

each for himself and not one for the other, did say that the former is the R.E. McPherson president and that the latter is the secretary of

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:

Notary Public for Oregon

My commission expires: 6-7-92

(If executed by corporation, affix corporate seal)

MID OIL COMPANY

GRANTOR'S NAME AND ADDRESS

TOLLESON

GRANTEE'S NAME AND ADDRESS

After recording return to:

Edward G & Charlotte L. Tolleson
5651 Hwy 97 N
Klamath Falls Or 97601

NAME, ADDRESS, ZIP

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

EDWARD G. TOLLESON & CHARLOTTE L. TOLLESON
5651 Hwy 97 N
Klamath Falls Or 97601

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 fee/file/instrument/microfilm/reception No. Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME

TITLE

By Deputy

EXHIBIT "A"

A tract of land lying in the North one-half of the SW 1/4 of Section 7, Township 38 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at an iron pin which lies North 89 degrees 49 minutes West along the quarter line, a distance of 976.04 feet from the iron pin which marks the center of Section 7, Township 38 South, Range 9 East of the Willamette Meridian, and running thence South 6 degrees 02 minutes West a distance of 240.3 feet, to an iron pin which is the true point of beginning; thence continuing South 6 degrees 02 minutes West a distance of 270 feet; thence North 89 degrees 49 minutes West a distance of 625.1 feet, more or less to an iron pin which lies on the Easterly right of way line of the new Dalles-California Highway; thence North 11 degrees 36 minutes West following the Easterly right of way line of the new Dalles-California Highway to an iron pin, which pin lies North 89 degrees 49 minutes West a distance of 708.6 feet from the said true point of beginning; thence South 89 degrees 49 minutes East a distance of 708.6 feet to the said true point of beginning.

CODE 191 MAP 3809-7CO TL 4900

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 20th day
of April A.D., 19 90 at 3:51 o'clock PM., and duly recorded in Vol. M90,
of Deeds on Page 7441.

FEE \$33.00

Evelyn Biehn County Clerk

By Caroline Nielsen