

1-1-74

SPECIAL WARRANTY DEED

Vol. m90 Page. 9595

15089

KNOW ALL MEN BY THESE PRESENTS, That
INVESTORS MORTGAGE CO., an Oregon corporation
for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto BARRY A. RIGO and
ERNEST WAYNE WEBB, not as tenants in common, but with full rights of survivorship
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 \$ 33,500.00
~~However, the actual consideration consists of the value of the property or value given or received by the grantee~~
~~(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 14th day of May, 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.

(If executed by a corporation,
affix corporate seal)

STATE OF OREGON,

County of _____, 19____

Personally appeared the above named _____

_____ and acknowledged the foregoing instru-
ment to be _____ voluntary act and deed.

Before me:

(OFFICIAL
SEAL)

Notary Public for Oregon

My commission expires _____

INVESTORS MORTGAGE CO.

By: _____

James R. Templin, President

STATE OF OREGON, County of Marion) ss.
May 14, 1990

Personally appeared James R. Templin

_____, who, being duly sworn,
and did say that the former is the
_____, president of the
_____,

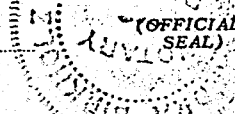
Investors Mortgage Co.

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 be-
half 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: 6-18-90



INVESTORS MORTGAGE CO.

GRANTOR'S NAME AND ADDRESS

BARRY A. RIGO and ERNEST WAYNE WEBB

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mrs & Mrs Barry Rigo
5506 Altamont Drive
Klamath Falls, OR 97603

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

STATE OF OREGON,
County of _____) ss.

I certify that the within instru-
ment was received for record on the
_____ day of _____, 19____,
at _____ o'clock _____ M., and recorded
in book/reel/volume No. _____ on
page _____ or as document/fee/file/
instrument/microfilm No. _____,
Record of Deeds of said county.

Witness my hand and seal of
County affixed.

NAME

TITLE

By _____ Deputy

SPACE RESERVED
FOR
RECORDER'S USE

90 MAY 21 AM 11 24

Exhibit "A"

DESCRIPTION

Tract 27, ALTAMONT SMALL FARMS, in the County of Klamath, State of Oregon, EXCEPTING THEREFROM the following:

Beginning at the Northeast corner of Lot 27, ALTAMONT SMALL FARMS, a platted subdivision in Section 15, Township 39 South, Range 9 East of the Willamette Meridian; thence South 0° 11' West a distance of 330 feet to the Southeast corner of said Lot 27; thence North 88° 46' West a distance of 10 feet; thence North 0° 11' East a distance of 330 feet to the North line of said Lot 27; thence South 88° 46' East a distance of 10 feet to the point of beginning, being a strip of land 10 feet wide along East edge of Lot 27, conveyed to Klamath County.

SUBJECT TO Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District.

SUBJECT TO Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District, and as per Ordinance No. 29, recorded May 24, 1983 in book M-83 at page 8062.

SUBJECT TO Reservations contained in the deed from R. H. Ellis, et ux., to C. A. Bundary, recorded August 3, 1927 in Volume 77 at page 297, Deed Records of Klamath County, Oregon.

SUBJECT TO An easement created by instrument, including the terms and provisions thereof, dated June 13, 1957, recorded July 11, 1957, in Book 293 at Page 56, in favor of the United States of America.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 21st day
of May A.D., 19 90 at 11:24 o'clock A.M., and duly recorded in Vol. M90
of Deeds on Page 9595

FEE \$33.00

Evelyn Biehn - County Clerk

By Pauline Mulender