

OA

17237

SPECIAL WARRANTY DEED

Vol. M90 Page 13453



KNOW ALL MEN BY THESE PRESENTS, That Lois A. Summers and Ellen A. Summers hereinafter called grantor, for the consideration hereinafter stated, does hereby, grant, bargain, sell and convey unto Samuel H. Ferrill and Esther Ferrill 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 Southwest quarter of the Northwest quarter of the Northeast quarter (SW $\frac{1}{4}$ NW $\frac{1}{4}$ NE $\frac{1}{4}$) Section 12, Township 23 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, SUBJECT to an easement 30 feet in width for roadway purposes along the entire East West and South line of said parcel.

The Northwest quarter of the Northwest quarter of the Northeast quarter (NW $\frac{1}{4}$ NW $\frac{1}{4}$ NE $\frac{1}{4}$) of Section 12, Township 23 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon. SUBJECT to a 30 foot road easement along the entire West line of said property, which contains 10 acres, more or less.

(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 \$ 20,000.00

~~However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (in whole or in part). (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 10th 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.

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.

Lois A. Summers
Ellen A. Summers
Samuel H. Ferrill

STATE OF OREGON, }
County of Deschutes } ss.
May 10, 1990

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

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 _____

Personally appeared the above named Lois A. Summers and Ellen A. Summers and acknowledged the foregoing instrument to be the 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.

Notary Public for Oregon
My commission expires 11-13-93

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

LOIS + ELLEN SUMMERS
GRANTOR'S NAME AND ADDRESS

SAMUEL + ESTHER FERRILL
GRANTEE'S NAME AND ADDRESS

After recording return to:
SAMUEL + ESTHER FERRILL
61555 OAKWOOD PL.
BEND, OR 97702
NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

STATE OF OREGON, }
County of Klamath } ss.

I certify that the within instrument was received for record on the 9 day of July, 1990, at 11:40 o'clock A.M., and recorded in book/reel/volume No. M90 on page 13453 or as fee/file/instrument/microfilm/reception No. 17237, Record of Deeds of said county.

Witness my hand and seal of County affixed.
Evelyn Biehn

28.00

NAME _____ TITLE _____
Bernetha S. Hitch Deputy