

21109

Form No. 752 - Special Warranty Deed

H-42290

SPECIAL WARRANTY DEED

Vol. m90 Page 20189KNOW ALL MEN BY THESE PRESENTS, That FARM CREDIT BANK OF SPOKANE, an estate in
for simplehereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto
MANUEL J. BETTENCOURT AND DOLORES M. BETTENCOURT, HUSBAND AND WIFEhereinafter called grantee, and unto grantee's heirs, successors and assigns all of that certain real property with the
improvements, 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

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 person claiming by, through, or under the
grantor.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 141,000.00
(However, the actual consideration consists of or includes other property or value given or promised which is (the
whole/part of the) consideration (indicate which). (The sentence between the symbols @, if not applicable, should be
deleted. See OARS 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 27th day of September,
1992; 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.

FARM CREDIT BANK OF SPOKANE

[Signature]
Authorized Agent/Officer

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 Deschutes } ss.

On this 27th day of Sept, 1992, before me appeared Gary R. Bettendorf
and

known, who being duly sworn, did say that he, the said Gary R. Bettendorf both to me personally
in the presence of me, and he, that said

is the Secretary of Farm Credit Bank of Spokane
that within named Corporation, and that the seal affixed to said instrument is the corporate seal of said Corporation, and
that the said instrument was signed and sealed in behalf of said Corporation by authority of its Board of Directors, and
Gary R. Bettendorf and [Signature] acknowledge

said instrument to be the free act and deed of said Corporation.
IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above
written.

[Signature]
Notary Public for Oregon.

My Commission expires 3/28/93

FARM CREDIT BANK OF SPOKANE

Grantor's Name and Address

MANUEL J. BETTENCOURT
10110 KERN STAMP ROAD
KLAMATH FALLS, OR 97601

Grantor's Name and Address

RETURN
Deschutes
County
PO Box 323
Bend OR 97705

into shall be sent

Sixty Platted
For
Recorder's Use

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/instru-
ment/microfilm/reception No. _____,
Record of Deeds of said county.

Witness my hand and seal of County
affixed.

Name

Title

By

Deputy

Name, Address, Zip

EXHIBIT A

DESCRIPTION OF PROPERTY

The following described real property situate in Klamath County, Oregon:

Lot 4, E½SW¼, S½SE¼ and NW¼SE¼ of Section 31, Township 38 South, Range 11½ East of the Willamette Meridian.

Lots 1, 2, and 3 of Section 6, Township 39 South, Range 11½ East of the Willamette Meridian.

A place or parcel of land situate in the S½NE¼ of Section 6, Township 39 South, Range 11½ East of the Willamette Meridian, and more particularly described as follows: Beginning at a point North 89°50½' West 613.6 feet from the Northeast corner of the SE¼NE¼ of said Section 6; thence South 29°10' West 269.4 feet; thence South 85°39½' West 606.2 feet; thence North 86°05' West 569.7 feet; thence North 29°38' West 278.9 feet; thence North 60°10' West 8.4 feet to a point on the Northerly boundary of the S½NE¼ of said Section 6; thence South 89°50½' East 1449.4 feet, more or less, to the point of beginning.

A place or parcel of land situate in Lot 4, Section 6, Township 39 South, Range 11½ East of the Willamette Meridian, and more particularly described as follows: Beginning at the Northwestern corner of said Lot 4; thence along the Northerly boundary of said Lot 4, South 89°50½' East 549.4 feet to the Northeast corner of said Lot 4; thence South 0°08' West 511 feet; thence North 57°25' West 651 feet to the Westerly boundary of said Lot 4; thence North 0°07' East 161.9 feet, more or less, to the point of beginning.

EXCEPTING, however, the following described property: A piece or parcel of land situate in Lots 2 and 3, Section 6, Township 39 South, Range 11½ East of the Willamette Meridian, and more particularly described as follows: Beginning at the Southwest corner of said Lot 3; thence South 89°50½' East 1831.5 feet along the Southerly boundaries of said Lots 2 and 3 to a point in the Southerly boundary of said Lot 2; thence North 60°10' West 959.2 feet; thence North 75°31½' West 1031.2 feet to a point in the Westerly boundary of said Lot 3; thence along the Westerly boundary of said Lot 3, South 0°08' West 730 feet, more or less, to the point of beginning.

ALSO EXCEPTING A piece or parcel of land situate in Lot 1, Section 6, Township 39 South, Range 11½ East of the Willamette Meridian, and more particularly described as follows: Beginning at a point 30.3 feet West of the Southeast corner of said Lot 1, in the Westerly road right of way fence of the County road running Northerly along the Easterly boundary of said Lot 1; thence North 0°09½' East along said County Road right of way 866.9 feet; thence South 46°44½' West 295.3 feet; thence South 29°10' West 759.6 feet to the South boundary of said Lot 1; thence Easterly along said Southerly boundary of Lot 1, South 89°30½' East 581.3 feet, more or less, to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH:

Filed for record at request of Klamath County Title Co. the 5th day of Oct. A.D. 19 90 at 12:00 o'clock P. M., and duly recorded in Vol. M90 of Deeds on Page 20389.

FILE \$33.00

Evelyn Biehn - County Clerk:

By Pauline M. M. M.