

NE 28270

SPECIAL WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That Roy E. Hoover, Jr. and Kathleen M. Hoover husband and wife, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto George J. Marchart 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:

Beginning at an iron pin on the Easterly right of way line of Rocky Point Road which marks the Northwest corner of Lot 26, FRONTIER TRACTS, a platted portion of Klamath County, Oregon; thence North 89° 17' East along the Northerly line of said Lot 26 a distance of 58.28 feet to an iron pin; thence North 0° 25' East 55 feet to the true point of beginning of the property herein described; continuing thence; North 0° 25' East 55 feet to a point; thence Westerly and parallel to the Northerly line of Lot 26 to the Easterly right of way line of Rocky Point Road; thence South 20° 53' East along the Easterly right of way line of said Rocky Point Road to a point from which the true point of beginning bears North 89° 17' East thence North 89° 17' East and parallel to the North line of Lot 26 to the true point of beginning.

Subject to the following: (1) Conditions and restrictions imposed by instrument including the terms and provisions thereof recorded May 5, 1964 in Deed book 352 page 569

(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 \$3,500.00

HOWEVER, THE ACTUAL CONSIDERATION PAID FOR THIS TRANSFER DOES NOT INCLUDE THE PROPERTY OR VALUE GIVEN OR PROMISED WHICH IS THE WHOLE OF THE PROPERTY (WHICH) OFFICER OF THE COUNTY OF KLAMATH, OREGON, THAT APPLICABLE SHOULD BE DETERMINED. 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 on April 16, 1991; if a corporate grantor, it has caused its name to be signed and its seal affixed by an officer or other person duly authorized to do so by 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.

Roy E. Hoover, Jr.

Kathleen M. Hoover

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on April 16, 1991,

by Roy E. Hoover, Jr. and Kathleen M. Hoover

This instrument was acknowledged before me on , 19 ,

by

as

of

Nancy M. McMillan
Notary Public for Oregon
My commission expires 6/8/92

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

George J. Marchart
24949 Rocky Point Road
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

George J. Marchart
24949 Rocky Point Road
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 17th day of April, 1991, at 9:18 o'clock A.M., and recorded in book/reel/volume No. M91 on page 7008 or as fee/file/instrument/microfilm/reception No. 28270, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
NAME TITLE

By Pauline Mueller, Deputy

Fee \$28.00