

OK 30661

SPECIAL WARRANTY DEED & Vendor's Assignment

KNOW ALL MEN BY THESE PRESENTS, That ABIQUA COMPANY, an Oregon corporation, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto JAMES D. FOURNIER

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:

Lot 40 Independence Tracts, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

This document is also intended to convey the vendor's interest in that certain real estate contract dated May 20, 1982 and recorded June 11, 1982 at Volume M-82, Page 7389, Deed Records for Klamath County, Oregon.

(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 \$12,500.00. However, the actual consideration consists of ~~the sum of \$12,500.00~~ (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 21 day of December, 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 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, } ss.
County of _____, 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 _____

ABIQUA COMPANY, an Oregon corporation

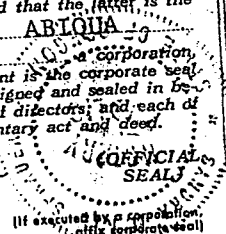
BY: _____
Secretary

STATE OF OREGON, County of _____) ss.
December 21, 1990.

Personally appeared _____ and
JAMES D. FOURNIER, 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 _____

COMPANY, 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: 6/26/91



Abiqua Company	
GRANTOR'S NAME AND ADDRESS	
James D. Fournier	
GRANTEE'S NAME AND ADDRESS	
After recording return to:	
James D. Fournier	
Attorney at Law	
P.O. Box 680, Mt. Angel, OR 97362	
NAME, ADDRESS, ZIP	
Until a change is requested all tax statements shall be sent to the following address.	
no change.	
NAME, ADDRESS, ZIP	

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON, } ss.
County of Klamath

I certify that the within instrument was received for record on the 17th day of June, 1991 at 9:24 o'clock A.M., and recorded in book/reel/volume No. M91 on page 11363 or as fee/file/instrument/microfilm/reception No. 30661, Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME TITLE
Evelyn Biehn, County Clerk.

By _____ Deputy

Fee \$28.00