

OK

34155

SPECIAL WARRANTY DEED

Vol. m91 Page 17730

KNOW ALL MEN BY THESE PRESENTS, That BENEFICIAL OREGON, INC., dba BENEFICIAL MORTGAGE COMPANY, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto GEE BaBe ENTERPRISES, A Partnership 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:

PARCEL 1: Lot 8A of Block 5, RAILROAD ADDITION to the City of Klamath Falls, according to the Official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PARCEL 2: Lots 8B, 8C, 8D, 9A, 9B, 9C and 9D of Block 5, RAILROAD ADDITION to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of 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 \$ 104,700.00. 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 whole). (The sentence between the symbols the whole, 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 28 day of December, 19 89; 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.

BENEFICIAL OREGON, INC.

BY: Donald R. Leavitt

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 _____) ss.
_____, 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 _____

STATE OF OREGON, County of Marion) ss.
December 28, 19 89

Personally appeared Donald R. Leavitt and _____ who, being duly sworn, each for himself and not one for the other, did say that the former is the Manager

Beneficial Oregon, Inc. _____

_____ secretary of _____ 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.

Before me:

Michelle R. Heist

Notary Public for Oregon

My commission expires: 9/22/92

(OFFICIAL SEAL)

(If executed by a corporation, affix corporate seal)

Beneficial Mortgage
2411 Lancaster Drive NE
Salem, OR 97305
GRANTOR'S NAME AND ADDRESS

Gee Babe Enterprises
2795 Anderson Ave #1
Klamath Falls, OR 97603
GRANTEE'S NAME AND ADDRESS

After recording return for:

Gee Babe Enterprises
2795 Anderson Ave #1
Klamath Falls, OR 97603
NAME, ADDRESS, ZIP

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

Gee Babe Enterprises
2795 Anderson Ave #1
Klamath Falls, OR 97603
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 5th day of Sept., 19 91, at 2:54 o'clock P.M., and recorded in book/reel/volume No. M91 on page 17730 or as fee/file/instrument/microfilm/reception No. 34155, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

NAME

TITLE

By Deputy Deputy

Fee \$28.00