

36347

SPECIAL WARRANTY DEED

Vol. m91 Page 21992

KNOW ALL MEN BY THESE PRESENTS, That SAMUEL H. AND ESTHER FERRILL, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto RUSSELL C. MAHANEY 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. WHICH CONTAINS 10 ACRES MORE OR LESS.

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 EASEMENT FOR ROADWAY ALONG THE ENTIRE WEST LINE OF 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 \$ GIFT

~~Now, the true and actual consideration consists of or includes other property or value of any kind which is the whole or part of the consideration (indicate which) if not applicable, state the reason therefor. ORS 92.080~~

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 Oct. 18, 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.

(If executed by a corporation, affix corporate seal and use the form of acknowledgment opposite.)

STATE OF OREGON,

County of _____

This instrument was acknowledged before me on _____, 19____, by _____

Notary Public for Oregon

(SEAL)

My commission expires: _____

STATE OF OREGON,

County of Deschutes

This instrument was acknowledged before me on Oct. 18, 1991, by _____

as _____

of _____

Notary Public for Oregon

My commission expires: 8-27-92

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 21st day of Oct., 1991, at 2:38 o'clock P.M., and recorded in book/reel/volume No. M91 on page 21992 or as fee/file/instrument/microfilm/reception No. 36347, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Bishn, County Clerk
NAME TITLE

By Pauline M. Muelender Deputy

SPACE RESERVED
FOR
RECORDER'S USE

Samuel H. & Esther Ferrill
6555 Oakwood Place
Bend, OR 97702
GRANTOR'S NAME AND ADDRESS

Russell C. Mahaney
6555 Oakwood Place
Bend, OR 97702
GRANTEE'S NAME AND ADDRESS

After recording return to:
Same as above
Russell C. Mahaney
6555 Oakwood Place Bend
NAME, ADDRESS, ZIP 97702

Until a change is requested all tax statements shall be sent to the following address.
Same as above
NAME, ADDRESS, ZIP

Fee \$28.00

21991

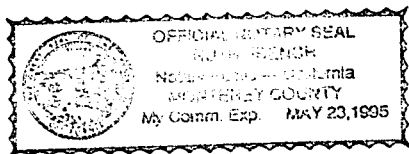
Deed

TO

19

Dated

STATE OF CALIFORNIA

COUNTY OF MONTEREY ss,

On this 1st day of OCTOBER, in the year 1991....., before me RUTH FRENCH....., a Notary Public, State of California, duly commissioned and sworn, personally appeared RONALD E. COOPER AND MARY E. COOPER..... personally known to me (or proved to me on the basis of satisfactory evidence) to be the person S..... whose name S..... ARE..... subscribed to this instrument, and acknowledged that The Y..... executed it.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal in the SAID..... County of MONTEREY..... on the date set forth above in this certificate.

Ruth French
Notary Public, State of California

My commission expires 5-23-95

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Ronald Cooper the 21st day of Oct. A.D., 19 91 at 2:38 o'clock P M., and duly recorded in Vol. M91 of Deeds on Page 21990

FEE \$33.00

Evelyn Biehn County Clerk

By Doulene Muckendorfer