

OK

36840

SPECIAL WARRANTY DEED

Vol. m91 / Page 22943KNOW ALL MEN BY THESE PRESENTS, That J.V. + FLORA MCSWAIN

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto MARVIN + SHIRLEY BEWLEY, HUSBAND + WIFE 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:

LOTS 9 AND 10, BLOCK 4 NORTH BEAVER MARSH ADDITION, ACCORDING TO THE JULY RECORDED PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KAMATH (COUNTY) OREGON

Subject To: CONDITIONS, RESTRICTIONS, EASEMENTS AND SET BACK LINES SHOWN IN THE DEDICATION OF THE PLAT OF NORTH BEAVER MARSH ADDITION, EASEMENTS AND RIGHTS OF WAY OF RECORD AND THOSE APPARENT ON THE LAND, IF ANY.

(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 ^{except as above stated} 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 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 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 27 day of October, 1991; 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,

County of MolokiniOctober 22, 1991.

Personally appeared the above named

J.V. McSwain and Flora McSwain

and acknowledged the foregoing instrument to be voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires November 22, 1994

STATE OF OREGON, County of _____) ss.

, 19____.

Personally appeared _____ and _____



WILBUR OLSON

Notary Public

Madera County, California

My Comm. Exp. Nov. 28, 1994

_____ who, being duly sworn, one for the other, did say that the former is the president and that the latter is the secretary of _____, a 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:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: _____

(If executed by a corporation, affix corporate seal)

J.V. + FLORA MCSWAIN42429 STETSON COURTCoarsegold, C.A. 93614

GRANTOR'S NAME AND ADDRESS

MARVIN + SHIRLEY BEWLEYH.C. 30 BOX 114CHEMULT, OR. 97731

GRANTEE'S NAME AND ADDRESS

After recording return to:

MARVIN + SHIRLEY BEWLEYH.C. 30 BOX 114CHEMULT, OR. 97731

NAME, ADDRESS, ZIP

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

MARVIN + SHIRLEY BEWLEYH.C. 30 BOX 114CHEMULT, OR. 97731

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath) ss.

I certify that the within instrument was received for record on the 1st day of Nov., 1991 at 11:12 o'clock A.M., and recorded in book/reel/volume No. M91 on page 22943 or as fee/file/instrument/microfilm/reception No. 36840 Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
NAME TITLE

By Raoulene Mueller Deputy

Fee \$28.00