

OK

37932

SPECIAL WARRANTY DEED

COPYRIGHT 1988 STEVENS-NESS LAW PUB. CO., PORTLAND, OR. 97204

Vol. m91 Page 24876

KNOW ALL MEN BY THESE PRESENTS, That ROBERT E. COX and GILLETTA V. COX, CO-GUARDIANS OF THE ESTATE OF MYRTLE B. ELKINS  
for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto  
BRUCE JONATHAN THOMSEN  
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 on the West line of Lot A of subdivision of ENTERPRISE TRACT No. 24, Klamath County, Oregon 525 Feet South of the Northwest corner of said Lot A; thence South along the West line of said Lot A, 75 feet; thence East 299.5 feet; thence North 75 feet; thence West 299.50 feet to the point of beginning. TOGETHER WITH: 1973 mobile home, license #X88061 which is firmly affixed to the described real property.

(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, free and clear from all encumbrances during time of ownership except those of public record.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 18,500.00  
However, the actual consideration consists of or includes other property or value given or promised which is 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 24th 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 \_\_\_\_\_ } 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 \_\_\_\_\_

ROBERT &amp; GILLETTA COX

2404 Fairway

North Little Rock, AR 72116

GRANTOR'S NAME AND ADDRESS

BRUCE JONATHAN THOMSEN

2207 Kimberly Dr.

Klamath Falls, Or 97603

GRANTEE'S NAME AND ADDRESS

After recording return to:

SAME AS GRANTEE

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

THE ESTATE OF MYRTLE B. ELKINS

By: Robert E. Cox  
ROBERT E. COX, CO-GUARDIANBy: Gilletta V. Cox  
GILLETTA V. COX, CO-GUARDIANSTATE OF OREGON, County of Klamath  
October 24th, 1991 ) ss.

Personally appeared ROBERT E. COX

GILLETTA V. COX

and who, being duly sworn,

each for himself and not one for the other, did say that the former is the Co-Guardian  
Co-Guardian of Myrtle B. Elkins and that the latter is the Co-Guardian of Myrtle B. Elkins

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: 6-8-92

(OFFICIAL SEAL)

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of \_\_\_\_\_ Klamath \_\_\_\_\_ ss.

I certify that the within instrument was received for record on the 27th day of \_\_\_\_\_ Nov., 1991, at 10:29 o'clock A.M., and recorded in book/reel/volume No. M91 on page 24876 or as fee/file/instrument/microfilm/reception No. 37932, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk  
NAME TITLE

By Pauline J. Kullander Deputy

Fee \$28.00

91 NOV 27 AM 10 29