

39648

**SPECIAL WARRANTY DEED—STATUTORY FORM**  
CORPORATE GRANTOR

Western United Life Assurance Company, a corporation duly organized and existing under the laws of the State of Washington, Grantor, conveys and specially warrants to PATRICIA J. RICHARDS, a single person, Grantee, the following described real property free of encumbrances created or suffered by the grantor except as specifically set forth herein, situated in Klamath County, Oregon, to-wit:

SEE ATTACHED LEGAL DESCRIPTION

SUBJECT TO: Easement recorded October 21, 1966 in Volume M66 at page 10198; reservations and restrictions in the dedication of Woodland Park recorded May 8, 1968

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

The said property is free of all encumbrances created or suffered by the Grantor except

The true consideration for this conveyance is \$36,500.00 (Here comply with the requirements of ORS 93.030)  
THIRTY SIX THOUSAND FIVE HUNDRED & No/100

Done by order of the grantor's board of directors with its corporate seal affixed on \_\_\_\_\_, 19\_\_  
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.

(CORPORATE SEAL)  
Washington, County of Spokane ss:  
STATE OF OREGON, County of \_\_\_\_\_  
John Dillingham and Reuel Swanson

Personally appeared \_\_\_\_\_, president and that the latter is the \_\_\_\_\_, 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: \_\_\_\_\_  
Notary Public for Oregon My commission expires: 6-20-93  
Washington

SPECIAL WARRANTY DEED	
Western United Life Assurance Company	GRANTOR
PATRICIA J. RICHARDS	GRANTEE
GRANTEE'S ADDRESS, ZIP	
After recording return to:	
National Systems, Inc.	
PO Box 2162	
Spokane, WA 99210-2162	
NAME, ADDRESS, ZIP	
Until a change is requested, all tax statements shall be sent to the following address:	
PATRICIA J. RICHARDS	
16343 Benham Rd.	
Bend, Oregon 97720	
NAME, ADDRESS, ZIP	

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON, } ss.  
County of \_\_\_\_\_  
I certify that the within instrument was received for record on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and recorded in book/reel/volume No. \_\_\_\_\_ on page \_\_\_\_\_ or as fee/file/instrument/microfilm/reception No. \_\_\_\_\_, Record of Deeds of said county.  
Witness my hand and seal of County affixed.

NAME TITLE  
By \_\_\_\_\_ Deputy

## EXHIBIT "A"

Lot 12 in Block 6 of Woodland Park, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon,

TOGETHER with an undivided 1/88th interest in the following described land, 2 parcels situated in Lots 1 and 2, Section 15, Township 34 South, Range 7 East of the Willamette Meridian, and being more particularly described as follows:

PARCEL 1: Beginning at the Northwest corner of said Section 15, Township 34 South, Range 7 East of the Willamette Meridian, and running thence along the North line of said section, North  $89^{\circ}42'15''$  East 400 feet; thence South 62.42 feet; thence South  $46^{\circ}57'20''$  West 408.82 feet to the Northeasterly bank of the Williamson River; thence following said river bank North  $37^{\circ}53'20''$  West 136.90 feet; thence North  $16^{\circ}33'$  West 60.98 feet to the West line of Section 15; thence Northerly on said section line 172.92 feet to the point of beginning.

PARCEL 2: Beginning at the Northwest corner of Section 15, Township 34 South, Range 7 East of the Willamette Meridian, and running thence North  $89^{\circ}42'15''$  East 400.0 feet along the North line of said Section 15; thence South 62.42 feet; thence South  $50^{\circ}43'50''$  East 453.16 feet; thence South  $76^{\circ}17'30''$  East 886.79 feet to the true point of beginning of this description; thence South  $35^{\circ}56'30''$  West 446.55 feet to a point on the Northeasterly bank of Williamson River; thence South  $45^{\circ}32'20''$  East 84.00 feet; thence North  $44^{\circ}52'10''$  East 411.58 feet; thence North  $34^{\circ}25'40''$  West 156.01 feet, more or less, to the true point of beginning of this description.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Co. the 9th day  
of Jan. A.D., 19 92 at 3:55 o'clock P.M., and duly recorded in Vol. M92,  
of Deeds on Page 559.

Evelyn Biehn, County Clerk  
By Pauline M. Mulvender

FEE \$33.00