

40704

JACKSON COUNTY TITLE DIVISION  
CONTINENTAL LAWYERS TITLE COMPANY

Vol. 92 Page 2499

502 W. Main Street (P. O. Box 218) Medford, OR 97501 (503) 779-2811

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that ,

CLTC EXCHANGE COMPANY, A CALIFORNIA CORPORATION

hereinafter called the Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto

CHUCK FISHER AND ASSOCIATES, INC.

hereinafter called the 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:

AN UNDIVIDED ONE-HALF INTEREST IN AND TO THE FOLLOWING:

THE SOUTHWESTERLY 30 FEET OF LOT 4, BLOCK 17, ORIGINAL TOWN OF KLAMATH FALLS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

EXCEPTING THEREFROM THAT PORTION DEDICATED TO THE PUBLIC FOR USE AS AN ALLEY.

TO HAVE AND TO HOLD the same unto the said Grantee and Grantee's heirs, successors and assigns forever.

And 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 \$ 15,400.00

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 individuals and to corporations.

IN WITNESS WHEREOF, the grantor has caused its name to be signed this 30<sup>th</sup> day of JANUARY, 1992 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."

CLTC EXCHANGE COMPANY

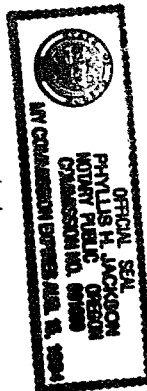
Karen Estrada  
KAREN ESTRADA, VICE PRESIDENT

STATE OF OREGON  
COUNTY OF JACKSON

The foregoing instrument was acknowledged before me this 30<sup>th</sup> day of JANUARY, 1992, by Karen Estrada, Vice President of CLTC EXCHANGE COMPANY, a corporation on behalf of the corporation.

Philip W. Gerke  
Notary Public for Oregon  
My commission expires 8/15/94

Mail Tax Statements to:  
Grantee  
Chuck Fisher & Associates, Inc.  
403 Main St.  
Klamath Falls, OR 97601



STATE OF OREGON, ss.  
County of Klamath

Filed for record at request of:

Mountain Title Co.  
on this 5th day of Feb. A.D., 1992  
at 2:53 o'clock P.M. and duly recorded  
in Vol. M92 of Deeds Page 2499  
Evelyn Biehn County Clerk  
By Pauline Mullender Deputy.

Fee, \$28.00