

41336

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1514-001 525-6739-60

When Recorded, Mail To:

Mr. & Mrs. Robert W. Peters
2625 Altamont - Sp. #10, City, 97603
Send Tax Statements to:
Mr. & Mrs. Roger W. Peters
15925 Clover CREEK RD Aspen Title #01033074
Klamath Falls, OR 97601

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, a Utah corporation sole, hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto ROGER W. PETERS and CAROLYN J. PETERS, husband and wife, hereinafter called Grantees, and unto Grantees' 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:

PARCEL 1:

Lot 8, Block 2, FOREST GREEN, in the County of Klamath, State of Oregon, EXCEPTING THEREFROM the Easterly 155 feet.

PARCEL 2:

The Easterly 155 feet of Lot 8, Block 2, FOREST GREEN, in the County of Klamath, State of Oregon.

CODE 96 MAP 3907-25DO TL 2300
CODE 96 MAP 3907-25DO TL 2400

Subject to easements, rights, rights-of-way, reservations, conditions, restrictions, covenants and all taxes and assessments of record or enforceable in law or equity, and any other matters of record.

The Grantor specifically reserves all minerals, coal, carbons, hydrocarbons, oil, gas, chemical elements and compounds, whether in solid, liquid or gaseous form, and all steam and other forms of thermal energy on, in or under the above-described land provided that Grantor does not reserve the right to use the subject property or extract minerals or other substances from the subject property above a depth of 500 feet, nor does Grantor reserve the right to use the surface of the subject property in connection with the rights reserved herein.

To Have and to Hold the same unto the said Grantees and Grantees' heirs, successors and assigns forever.

FEB 10 37

And the Grantor hereby covenants to and with the said Grantees and Grantees' 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 \$19,500.00.

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 said Grantor has hereunto subscribed its name and affixed its corporate seal, by its Authorized Agent, this 20 day of February, 1992.

for CORPORATION OF THE PRESIDING BISHOP OF
THE CHURCH OF JESUS CHRIST OF LATTER-
DAY SAINTS, a Utah Corporation Sole

By: [Signature]
Authorized Agent

STATE OF UTAH)
) ss
COUNTY OF SALT LAKE)

On this 20 day of February, 1992, personally appeared before me TED D. SIMMONS, personally known to me to be the Authorized Agent of the Corporation of the Presiding Bishop of the Church of Jesus Christ of Latter-day Saints, a Utah Corporation Sole, who acknowledged to me that he signed the foregoing instrument as Authorized Agent for said Corporation, that the seal impressed on the within instrument is the seal of said corporation, and the said TED D. SIMMONS acknowledged to me that the said Corporation executed the same.

[Signature]
Notary Public for Utah

STATE OF OREGON, ss.
County of Klamath

Filed for record at request of:

Aspen Title Co.
on this 24th day of Feb. A.D., 19 92
at 10:37 o'clock A.M. and duly recorded
in Vol. M92 of Deeds Page 3661.
Evelyn Biehn County Clerk
By [Signature] Deputy.

Fee, \$35.00

