

46757

SPECIAL WARRANTY DEED - STATUTORY FORM
(Individual - Corporation)Vol M92 Page 14079

MTC# 27844

HOWARD J. BURROWS AND JEAN C. BURROWS, AS TENANTS BY ENTIRETY
GRANTOR, conveys and warrants to:JOE D. GHERARDINI AND SANDRA L. GHERARDINI, HUSBAND AND WIFE
GRANTEE, the following described real property free of encumbrances
created or suffered by the grantor except as specifically set forth herein:
Lot 3 in Block 2 of CRESCENT PINES, according to the official plat thereof on file in
the office of the County Clerk of Klamath County, OregonTHIS DEED IS GIVEN IN FULFILLMENT OF THAT CERTAIN REAL ESTATE CONTRACT, dated: MARCH
21, 1992, recorded: MARCH 25, 1992, Book: M92, Page: 6225, Records of KLAMATH County
and the warranties herein are to be construed as of that date.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.

ENCUMBRANCES:

An easement as shown on dedicated plat; Subject to a 25 foot building setback line
from Pine Creek Loop, as shown on dedicated plat; Reservations and restrictions,
recorded 8/16/72 in Volume M72, Page 9167; Covenants and conditions and restrictions
as shown on the recorded plat; Agreement for Electric Service recorded 12/23/83 in
Volume: M83, page 22031; Right of way easement, recorded 3/3/84, Volume: M84, page
3793, Records of Klamath County, Oregon.

The true consideration for this conveyance is \$33,500.00.

Dated this 18th day of June, 1992; if a
corporate grantor, it has caused its name to be signed by order of its board of
directors.Howard J. Burrows
HOWARD J. BURROWSJean C. Burrows
JEAN C. BURROWSSTATE OF OREGON)
County of Deshutes) ss.
June 18, 1992 DATEPersonally appeared the above named
Howard J. Burrows
Jean C. Burrows
acknowledging the foregoing instrument
to be his/her/their voluntary act and
deed.Before me:
Spacy d. Gage
Notary Public for Oregon
My commission expires: 11/3/93After recording, return and
send tax statements to:
JOE D. GHERARDINIP.O. BOX 843
GIG HARBOR, WA 98335

Escrow No. 440000625 BJS - Title No. 2784

STATE OF OREGON, ss.
County of Klamath

Filed for record at request of:

Mountain Title co.
on this 26th day of June A.D. 19 92
at 2:38 o'clock P M. and duly recorded
in Vol. M92 of Deeds Page 14079
Evelyn Biehn County Clerk
By Doreen McMillan

Fee, \$30.00

Deputy.

1992 JUN 26 PM 2 38