

55198

K-42581

JACKSON COUNTY TITLE DIVISION  
CONTINENTAL LAWYERS TITLE COMPANY

Vol. m 92 Page 29764

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 untoJAMES M. CARROLL AND SHARON CARROLL, HUSBAND AND WIFE  
AS TENANTS BY THE ENTIRETYhereinafter 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:SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF  
BEING ALL OF OUR RIGHT, TITLE AND INTEREST IN AND TO THE  
HEREIN DESCRIBED PROPERTYTO 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 \$ 1,312,800.00WHERE 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 25th day of  
NOVEMBER, 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 APPRO-  
PRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES."

CLTC EXCHANGE COMPANY

Karen Estrada  
Karen Estrada, VICE PRESIDENTSTATE OF OREGON  
COUNTY OF JACKSONThe foregoing instrument was acknowledged before me this 25th day of NOVEMBER, 1992,  
by Karen Estrada, Vice President of CLTC EXCHANGE COMPANY, a corporation  
on behalf of the corporation.R. J. Tak  
Notary Public for OregonMy commission expires 2-8-94Mail Tax Statements to: & Return  
GranteeP. O. Box 222202  
Carmel, CA 93922

SPACE FOR RECORDER'S USE

## EXHIBIT "A"

## DESCRIPTION OF PROPERTY

An undivided 65.64% interest in  
The following described real property situate in Klamath County, Oregon:

Township 37 South, Range 10 East of the Willamette Meridian

Section 14: W $\frac{1}{2}$ SW $\frac{1}{4}$   
Section 15: NW $\frac{1}{4}$ NW $\frac{1}{4}$ , S $\frac{1}{2}$ N $\frac{1}{2}$ , NE $\frac{1}{4}$ SE $\frac{1}{4}$   
Section 23: W $\frac{1}{2}$ NE $\frac{1}{4}$ , SE $\frac{1}{4}$ NE $\frac{1}{4}$ , E $\frac{1}{2}$ SE $\frac{1}{4}$   
Section 24: SW $\frac{1}{4}$ SW $\frac{1}{4}$   
Section 25: W $\frac{1}{2}$ , W $\frac{1}{2}$ SE $\frac{1}{4}$   
Section 26: E $\frac{1}{2}$ E $\frac{1}{4}$   
Section 35: NE $\frac{1}{4}$ NE $\frac{1}{4}$   
Section 36: All

Township 38 South, Range 10 East of the Willamette Meridian

Section 12: NE $\frac{1}{4}$ , E $\frac{1}{2}$ NW $\frac{1}{4}$ , NE $\frac{1}{4}$ SE $\frac{1}{4}$

Township 38 South, Range 11 $\frac{1}{2}$  East of the Willamette Meridian

Section 6: Government Lots 4, 5, 6 and 7,  
SE $\frac{1}{4}$ NW $\frac{1}{4}$ , E $\frac{1}{2}$ SW $\frac{1}{4}$ , SW $\frac{1}{4}$ SE $\frac{1}{4}$   
Section 7: Government Lots 1, 2, 3 and 4,  
W $\frac{1}{2}$ E $\frac{1}{4}$ , SE $\frac{1}{4}$ NE $\frac{1}{4}$ , E $\frac{1}{2}$ W $\frac{1}{2}$ , E $\frac{1}{2}$ SE $\frac{1}{4}$ , NE $\frac{1}{4}$ NE $\frac{1}{4}$   
Section 8: W $\frac{1}{2}$ SW $\frac{1}{4}$   
Section 17: W $\frac{1}{2}$   
Section 18: Government Lots 1 and 2, NE $\frac{1}{4}$ , E $\frac{1}{2}$ NW $\frac{1}{4}$   
Section 20: SW $\frac{1}{4}$ NE $\frac{1}{4}$ , NW $\frac{1}{4}$ , N $\frac{1}{2}$ SW $\frac{1}{4}$ , W $\frac{1}{2}$ SE $\frac{1}{4}$ , SE $\frac{1}{4}$ SE $\frac{1}{4}$   
Section 21: S $\frac{1}{2}$ SW $\frac{1}{4}$ , SW $\frac{1}{4}$ SE $\frac{1}{4}$   
Section 27: W $\frac{1}{2}$ SW $\frac{1}{4}$ , SE $\frac{1}{4}$ SW $\frac{1}{4}$ , EXCEPTING THEREFROM that portion  
of the SE $\frac{1}{4}$ SW $\frac{1}{4}$  lying Southerly of the Northerly line  
of the Oregon California & Eastern Railroad.  
Section 28: N $\frac{1}{2}$ , NE $\frac{1}{4}$ SW $\frac{1}{4}$ , SE $\frac{1}{4}$   
Section 29: NE $\frac{1}{4}$ , SE $\frac{1}{4}$ NW $\frac{1}{4}$ , E $\frac{1}{2}$ SW $\frac{1}{4}$   
Section 32: NE $\frac{1}{4}$ NW $\frac{1}{4}$

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Co the 15th day  
of Dec. A.D., 19 92 at 9:57 o'clock AM., and duly recorded in Vol. M92,  
of Deeds on Page 29764.

Evelyn Biehn County Clerk

By Pauline Muelendorp

FEE \$35.00