

COVER SHEET FOR RECORDING ATTACHED DOCUMENT

mT 9649

NAMES OF TRANSACTIONS	SPECIAL WARRANTY DEED
NAMES OF PARTIES	SANDRA MEMEGAT, NANCY JO DILLON, CARL E. SQUIRES and CYNTHIA LEE SQUIRES, Grantor JAMES F. PAYNE and MADELYN B. PAYNE, Grantee
DOCUMENT TO BE RETURNED TO	BENNIE E. MOORE P. O. Box 3945 Glendale, CA 91221
TRUE AND ACTUAL CONSIDERATION	\$38,000.00
UNTIL A CHANGE IS REQUESTED, ALL TAX STATEMENTS SHALL BE SENT TO	BENNIE E. MOORE P. O. Box 3945 Glendale, CA 91221
FOR COUNTY CLERK LIEN RECORD	
INFORMATION REQUIRED BY ORS 205.125(c)&(e)	
(f) IF DOCUMENT IS A SATISFACTION, THE BOOK AND PAGE RECORDING THE LIEN	BOOK: PAGE:

SPECIAL WARRANTY DEED

SANDRA MEMEGAT, NANCY JO DILLON, CARL E. SQUIRES and CYNTHIA LEE SQUIRES, Grantor, conveys and specially warrants to JAMES F. PAYNE and MADELYN B. PAYNE, husband and wife, 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:

The S 1/2 SE 1/4 of Section 36, Township 35 South, Range 12 East of the Willamette Meridian, and Lots 1 and 2, Section 1, Township 36 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon. Subject, however, to the following:

1. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.
2. Reservations and restrictions as contained in instruments recorded in Volume 301, page 431; Volume 301, page 436; Volume 305, page 452; Volume 330, page 162; Volume 330, page 166, Records of Klamath County, Oregon, including but not limited to the following:

"Right of way to Weyerhaeuser Timber Company for logging railroad, approved by Oscar L. Chapman, Assistant Secretary, Department of Interior, on September 6, 1940, as a revocable permit; pursuant to the provisions of the Act of March 2, 1899 (30 Stat. L. 990) as amended by the Act of June 25, 1910 (36 Stat. L. 855-9, Departmental regulations thereunder, and subject also to any prior, valid, existing right or adverse claim.

Title to the above-described property is conveyed subject to any existing easements for public roads and highways, for public utilities, and for railroads and pipe lines and for any other easements or right-of-way of record; and there is hereby reserved any and all roads, trails, telephone lines, etc., actually constructed by the United States, with the rights of the United States to maintain, operate or improve the same, so long as needed or used for or by the United States. (Dept. Instr., January 13, 1916, 44 L.D. 513)."

3. Reservations and restrictions as contained in instrument recorded in Volume 305, page 450, Records of Klamath County, Oregon, including but not limited to the following:

"there is reserved from the lands hereby allotted, a right of way thereon for ditches or canals constructed by the authority of the United States."

4. Reservations as contained in Land Status Report recorded

in Volume 305, page 452, Records of Klamath County, Oregon, including but not limited to the following:

"Right of Way to United States of America, its successors or assigns, for 60 foot road (Ivory Pine Road, Route S-55, and Sycan Road, Route S-61), approved by M. M. Zollar, Assistant Secretary, on May 22, 1958, over Lots 1 and 2, Section 1, Township 36 South, Range 12 East, Willamette Meridian, Oregon, pursuant to the provisions of the Act of February 5, 1948 (62 Stat. 17)."

The said property is free of all encumbrances created or suffered by the Grantor except easements; conditions and restrictions of record, and those conditions and encumbrances placed upon said property or suffered by Grantee subsequent to the date of this deed.

The true consideration for this conveyance is \$38,000.00.

DATED this 30 day of December, 1980

Sandra Menegat
Sandra Menegat

Nancy Jo Dillon Swertex
Nancy Jo Dillon

Carl E. Squires
Carl E. Squires

Cynthia Lee Squires
Cynthia Lee Squires

STATE OF Alaska)
County of Kotzeb) ss.

Personally appeared the above named Sandra Menegat and Nancy Jo Dillon and acknowledged the foregoing instrument to be their voluntary act and deed. BEFORE ME this 6 day of Jan, 1981.

Marlene McDaniel
Notary Public for Alaska
My Commission Expires: 11/1/84

STATE OF Oregon)
County of Lane) ss.

Personally appeared the above named Carl E. Squires and Cynthia Lee Squires, and acknowledged the foregoing instrument to be their voluntary act and deed. BEFORE ME this 30 day of December, 1980.

Francis J. Miller
Notary Public for
My Commission Expires: 11-30-84

Page 2. Special Warranty Deed

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 15th day of Dec. A.D., 19 92 at 2:05 o'clock P M., and duly recorded in Vol. M92 of Deeds on Page 29821.

FEE \$40.00

Evelyn Biehn County Clerk

By Francis J. Miller