

OA

60702

KCTC 4284

SPECIAL WARRANTY DEED—STATUTORY FORM
INDIVIDUAL GRANTOR

Vol 93 Page 9201

RALPH D. HUNTER

conveys and specially warrants to LARRY M. KLIEWER and DEBRA A. KLIEWER, husband and wife, Grantor, and 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:

See Attached Exhibit "A"

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

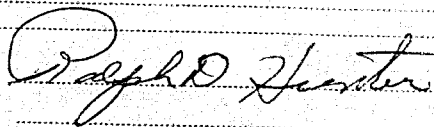
The said property is free of all encumbrances created or suffered by the Grantor except

SUBJECT to reservations and restrictions of record, easements and rights of way of record and those apparent on the land, contracts and/or liens for irrigation and/or drainage.

The true consideration for this conveyance is \$110,000.00 (Here comply with the requirements of ORS 93.030)

Dated this _____ day of _____, 19____

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.



STATE OF OREGON, County of Klamath _____) ss. _____, 19____

Personally appeared the above named RALPH D. HUNTER

and acknowledged the foregoing instrument to be his _____ voluntary act and deed.

Before me:

Notary Public for Oregon—My commission expires: 8/27/87

SPECIAL WARRANTY DEED

Ralph D. Hunter

GRANTOR

Larry M. Kliewer and Debra A. Kliewer, husband & wife

GRANTEE

GRANTEE'S ADDRESS, ZIP

After recording return to:

Larry & Debra Kliewer
2520 Old Midland Road
Klamath Falls, OR 97603

NAME, ADDRESS, ZIP

Until a change is requested, all tax statements shall be sent to the following address:

Larry & Debra Kliewer
2520 Old Midland Road
Klamath Falls, OR 97603

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of _____) ss.

I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock _____ M., and recorded in book/reel/volume No. _____ on page _____ or as fee/tile/instrument/microfilm/reception No. _____, Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME

TITLE

By _____ Deputy

The following described real property in Klamath County, Oregon:

NE $\frac{1}{4}$ NE $\frac{1}{4}$, and S $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 4, Township 40 South, Range 9 East of the Willamette Meridian.

SAVING AND EXCEPTING a tract of land situated in the NE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 4 Township 40 South, Range 9 East of the Willamette Meridian, in Klamath County, Oregon, being more particularly described as follows: Beginning at a 5/8" rebar on the Section line between Sections 3 and 4, Township 40 South, Range 9 East of the Willamette Meridian, from which the Section corner common to Sections 3 and 4, said Township and Range and Sections 33 and 34, Township 39 South, Range 9 East of the Willamette Meridian bears North 0°54'43" West 30 feet; thence South 89°57'30" West 590 feet parallel to the North line of said Section 4, to a 5/8" rebar; thence South 0°54'43" East 438 feet to a 5/8" rebar thence North 89°57'30" East 590 feet to a 5/8" rebar on the Section line between Sections 3 and 4, said Township and Range; thence North 0°54'43" West 438 feet along said Section line to the point of beginning.

together therewith an easement for road and utility purposes across the easterly 35 feet of the following described property:

a tract of land situated in the NE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 4 Township 40 South, Range 9 East of the Willamette Meridian, in Klamath County, Oregon, being more particularly described as follows: Beginning at a 5/8" rebar on the Section line between Sections 3 and 4, Township 40 South, Range 9 East of the Willamette Meridian, from which the Section corner common to Sections 3 and 4, said Township and Range and Sections 33 and 34, Township 39 South, Range 9 East of the Willamette Meridian bears North 0°54'43" West 30 feet; thence South 89°57'30" West 590 feet parallel to the North line of said Section 4, to a 5/8" rebar; thence South 0°54'43" East 438 feet to a 5/8" rebar thence North 89°57'30" East 590 feet to a 5/8" rebar on the Section line between Sections 3 and 4, said Township and Range; thence North 0°54'43" West 438 feet along said Section line to the point of beginning.

SUBJECT TO reservations and restrictions of record, easements and rights of way of record and those apparent on the land, contracts and/or liens for irrigation and/or drainage.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title co the 29th day of April A.D., 19 93 at 10:09 o'clock A M., and duly recorded in Vol. M93 of Deeds on Page 9201.

Evelyn Biehn - County Clerk

By Quilene Mullenbore

FEE \$35.00