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JACKSON COUNTY TITLE DIVISION
CONTINENTAL LAWYERS TITLE COMPANY

Vol. m93 Page 9991

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 unto

CHARLES W. BIAGGI AND PEGGY J. BIAGGI, HUSBAND & WIFE AS TO AN UND. 57.1428% INTEREST; MATTHEW C. BIAGGI AND KIMBERLY A. BIAGGI, HUSBAND & WIFE AS TO AN UND. 28.5715% INTEREST; AND ERIC B. NEWELL AS TO AN UND. 14.2857% INTEREST.

hereinafter 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:

LOTS 1 AND 2 IN BLOCK 26 OF SECOND ADDITION TO THE CITY OF KLAMATH FALLS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK, KLAMATH COUNTY, OREGON.

TOGETHER WITH ALL WARRANTIES RECEIVED BY GRANTOR AT TIME OF ACQUISITION OF SUBJECT PROPERTY, BUT WITHOUT LIABILITY THEREFOR.

TO 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 \$ EXCHANGE OF PROPERTIES; however, the actual consideration consists of or includes other property or value given or promised which is the whole consideration.

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 individuals and to corporations.

IN WITNESS WHEREOF, the grantor has caused its name to be signed this 16th day of April, 1993 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 APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES."

CLTC EXCHANGE COMPANY

Karen Estrada
Karen Estrada, Vice President

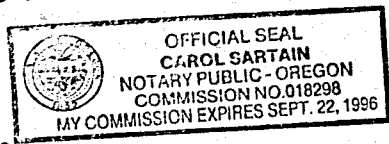
STATE OF OREGON
COUNTY OF JACKSON

The foregoing instrument was acknowledged before me this 16th day of April, 1993, by Karen Estrada, Vice President of CLTC EXCHANGE COMPANY, a corporation, on behalf of the corporation.

Carol Sartain
Notary Public for Oregon
My commission expires _____

Mail Tax Statements to: & RETURN

Grantee
GENERAL DELIVERY
17000 West Langell
Valley Rd.
Bonanza, Oregon 97623



STATE OF OREGON.
County of Klamath ss.

Filed for record at request of:

Klamath County Title Co
on this 6th day of May A.D. 19 93
at 9:31 o'clock A M. and duly recorded
in Vol. M93 of Deeds Page 9991
Evelyn Biehn County Clerk
By Deputy Deputy.

Fee. \$30.00