

61732

K-44934

'93 MAY 19 AM 11 43
SPECIAL WARRANTY DEED

31820-301

Volm 93 Page 11357

THE GRANTOR, FARM CREDIT BANK OF SPOKANE, a Federal corporation for and in consideration of Seventy Five Thousand Dollars (\$75,000.00) and other valuable consideration in hand paid, grant, bargain, convey and conform to Richard V. Rajnus and Denise M. Paulsen, husband and wife, the following described real estate, situated in the County of Klamath, State of Oregon, to wit:

See Exhibit "A" which is attached hereto and by this reference incorporated herein.

TOGETHER WITH all tenements, hereditaments and appurtenances thereunto belonging or otherwise appertaining to the property, including all existing fixtures; subject to any and all easements, rights of way and or restrictions of record, and the exceptions, provisions and reservation contained in patents or deeds from the United States of America, or the State of Oregon, or in other deeds of record.

The Grantor for itself and for its successors in interest do by these presents expressly limit the covenants of the deed to those herein expressed, and exclude all covenants arising or to arise by statutory or other implication, and do hereby covenant that against all persons whomsoever lawfully claiming or to claim by, through or under said Grantor and not otherwise, and will forever warrant and defend the said described real estate.

Dated this 29th day of May, 1990.

FARM CREDIT BANK OF SPOKANE

By: 

Authorized Agent

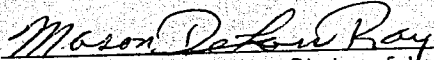
STATE OF WASHINGTON)

): ss.

COUNTY OF WHITMAN)

Before me this 29th day of May, 1990 personally appeared Jeffrey E. Geier, known to me to be the Credit Officer of the corporation that executed the foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and that it executed the same, and on oath stated that he was authorized to executed said instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed by official seal the day and year first above written.



Notary Public for the State of Washington
Residing at Colfax, Washington
My Commission Expires 10-1-91

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.

THE PROPERTY DESCRIBED IN THIS INSTRUMENT MAY NOT BE WITHIN A FIRE PROTECTION DISTRICT PROTECTING STRUCTURES. THE PROPERTY IS SUBJECT TO LAND USE LAWS AND REGULATIONS, WHICH, IN FARM OR FOREST ZONES, MAY NOT AUTHORIZE CONSTRUCTION OR SITTING OF A RESIDENCE. 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 AND EXISTENCE OF FIRE PROTECTION FOR STRUCTURES.

MAIL TAX STATEMENTS TO AND RETURN TO:
Richard V. Rajnus & Denise M. Paulsen
HC Box 95
Malin, OR 97632

EXHIBIT "A"

DESCRIPTION OF PROPERTY

The following described real property situate in Klamath County, Oregon:

Township 41 South, Range 12 East of the Willamette Meridian:

Section 17: Government Lots 1 & 2

Section 8: SE $\frac{1}{4}$ SE $\frac{1}{4}$

EXCEPT: A tract of land situated in the SE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 8, Township 41 South, Range 12 E.W.M., Klamath County, Oregon, more particularly described as follows: Beginning at a point marked by a P.K. Nail on the South line of said Section 8, said point being S. 89°50'00" W. 640.52 feet from the Southeast corner of said Section 8; thence continuing S. 89°50'00" W., along said section line, 186.00 feet to a P.K. Nail; thence N. 00°34'40" E. 30.00 feet to a 5/8 inch iron pin on the Northerly right of way line of DeMerritt Road; thence continuing N. 00°34'40" E. 377.08 feet to a 5/8 inch iron pin; thence N. 89°50'00" E. 186.00 feet to a 5/8 inch iron pin; thence S. 00°34'40" W. 377.08 feet to a 5/8 inch iron pin on the the Northerly right of way line of said DeMerritt Road; thence continuing S. 00°34'40" W. 30.00 feet to the point of beginning, containing 1.74 acres.

FURTHER EXCEPTING: All that portion of Government Lot 1 in Section 17, Township 41 South, Range 12, E.W.M., lying West of the line between Lots 2 and 3 in said Section 17 extended Northerly.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title the 19th day
of May A.D., 19 93 at 11:43 o'clock A. M., and duly recorded in Vol. M93
of Deeds on Page 11357.

FEE \$35.00

Evelyn Biehn County Clerk

By Dorlene Millender