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Vol. M 93 Page 11859

MTC 29373

SPECIAL WARRANTY DEED

Return to:
Western Pioneer Title Co.
P.O. BOX 10146
Eugene, OR 97440

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

47488 Harriet St
Oakridge, Or 97463

RUTH E. VAN HORN, grantor, conveys and specially warrants to
ROGER M. JONES and SANDRA L. JONES, husband and wife, as to an
undivided one-half interest, and EVERETT W. JONES and MARTHA D.
JONES, husband and wife, as to an undivided one-half interest,
Grantees, the following described real property free of encum-
brances created or suffered by the grantor except as specifically
set forth herein:

In Klamath County, Oregon: The Southeast
Quarter of the Southeast Quarter of the
Northwest Quarter of Section 4, Township 25
South, Range 8 East of the Willamette
Meridian.

Subject to:

- (1) A 30' easement along the West line; and
- (2) Rights of the public in and to that portion
of the property lying within the limits of
any road or highway;
- (3) Reservations and restrictions contained in
deed given by Klamath Lumber and Box Company,
Inc., a corporation, to Bernard Grossman,
dated April 6, 1965, recorded May 4, 1965, in
Deed Volume 361, page 235, records of Klamath
County, Oregon, as follows: "It is agreed
between the parties hereto that there is
excepted and reserved from the sale herein
made all the fissionable materials and
mineral, oil and gas rights on the property
hereinabove described, they forming no part
of this conveyance. It is further agreed
between the parties that the grantor herein,
its successors and assigns, shall have full
right of ingress and egress to and from the
lands for the purpose of exploiting all of

Van Vactor, Francis & Martin
1199 N.W. Wall Street • Bend, OR 97701
(503) 389-4500

such mineral, oil and gas rights, and for the purpose of operating the mineral, oil and gas rights in the event of the successful exploration thereof and, the right to construct wells, mines, oil and gas pipelines, trams, roads, tanks and reservoirs, and any and all works in order to explore the lands for oil, gas and minerals, and to remove and manufacture, refine or smelt them, such rights being hereby retained by the grantor for itself and on behalf of its successors and assigns, and being so specially granted by the grantee, but due regard shall always be had for the rights of the owners of the surface of the land as little injury to such surface shall be done as it possible."

The true consideration for this conveyance is \$6,000.00.

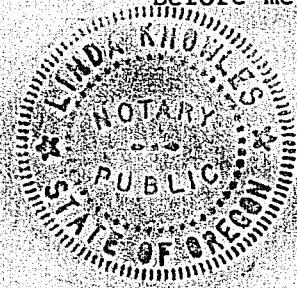
THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

DATED this 6 day of May, 1985.

Ruth E. Van Horn
RUTH E. VAN HORN

STATE OF OREGON)
 : ss.
County of Deschutes)

Personally appeared the above named RUTH E. VAN HORN and acknowledged the foregoing instrument to be her voluntary act.
Before me:



Linda Knowles
Notary Public for Oregon
My Commission Expires: 2-22-86

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Company the 25th day
of May 1985 A.D., at 2:29 o'clock P.M., and duly recorded in Vol. M93
of Deeds on Page 11859

FEE \$35.00

Evelyn Biehn County Clerk
By Annette Mueller