

MTC 1396-6385

SPECIAL WARRANTY DEED

Return to:  
Ken Curbow  
P.O. Box 190  
Crescent, OR 97733

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

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E. PELSTER, INC., an Oregon corporation and EDWIN M. PELSTER, an estate in fee simple, Grantor, conveys and specially warrants to KENNETH S. CURBOW and MARIE M. CURBOW, husband and wife, Grantees, the following described real property free of encumbrances created or suffered by the Grantor except as specifically set forth herein:

Lots 9, 10, 11, 12, 13 in Block 42 of Crescent, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, TOGETHER with the Westerly 8 feet of the alley adjacent to said lots. ALSO the Easterly 8 feet of the vacated alley in said Block 42 adjacent to Lot 5 of said Block.

Excepting therefrom that portion lying and being Northwesterly of a line 50 feet Southeasterly of and parallel to the present relocated center line of the Dalles-California Highway.

SUBJECT TO:

- (1) (Lot 12) Reservations and restrictions contained in deed executed by the State of Oregon, by and through its State Highway Commission to A. J. Wirtz and Betty L. Wirtz, husband and wife, dated July 22, 1953 recorded November 14, 1953, in Volume 264, page 71, Deed records of Klamath County, Oregon, as follows: "Provided, however, there is reserved to the grantor and waived and

MOUNTAIN TITLE COMPANY, . has recorded this instrument by request as an accommodation only, and has not examined it for regularity and sufficiency or as to its effect upon the title to any real property that may be described therein.

relinquished by the grantees all right of access between the above described real property and the right of way of the Crescent Section of The Dalles-California abutting on the Easterly side of said parcel which public highway is further identified as State Highway No. 4. This reservation and exception shall run with the lands and shall not be subject to modification, cancellation or destruction by adverse user or estoppel, no matter how long continued. Nothing in this conveyance contained shall be construed as conveying any estate, right, title or interest in and to the public highway right of way or any rights or reversion therein or thereto."

The true consideration for this conveyance is \$47,500.00

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 X 12 day of July, 1985.

E. PELSTER, INC.

X Edwin M. Pelster  
EDWIN M. PELSTER, President and  
Individually

STATE OF X Ore. )  
County of X Emmons ) ss.

Personally appeared the above named EDWIN M. PELSTER<sup>\*\*</sup> and acknowledged the foregoing instrument to be his voluntary act. Before me: <sup>\*\*</sup>both as an individual and as President of E. PELSTER, INC.

Charles L. Walther  
Notary Public **CHARLES L. WALTHER**  
My commission expires **EMMONS CO., N. DAK.**  
**DEC. 16, 1986**

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title co the 10th day  
of June A.D., 19 93 at 1:37 o'clock PM., and duly recorded in Vol. M93  
of Deeds on Page 13492

FEE \$35.00

Evelyn Biehn County Clerk

By Dorlene Mullendore