

1-1-74

SPECIAL WARRANTY DEED

Vol. M93 Page 14394

63267

MT30104 KR

KNOW ALL MEN BY THESE PRESENTS, That THERON HALEY

, hereinafter called grantor,

for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto

CLIFFORD M. BOURNE and FLORENCE R. BOURNE, husband and wife

hereinafter called 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, 2, 3, 4, 5 and 6 in Block 7 of KERNS TRACTS. ALSO that portion of the E 1/2 E 1/2 NW 1/4 SE 1/4 lying South of the North boundary line of Kerns Tracts if said line were extended Westerly, said property being situate in Section 12, Township 39 S., R. 9 E. W.M.

SUBJECT TO: All future real property taxes and assessments, regulations, including levies, assessments, water & irrigation rights & easements for ditches & canals, of Enterprise Irrigation District & Klamath Basin Improvement District; reservations, restrictions, easements & right-of-way of record, & those apparent on the land.

This deed is given in fulfillment of a certain contract between William W. Haley and wife to William F. Lytle and wife, dated October 21, 1975, which contract was thereafter assigned to the grantees herein as to vendees' interest, and to the grantor herein as to the vendors' interest.

\*The consideration expressed is the consideration in the original contract.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

And the 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 \$45,000.00

~~However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration~~ (indicate which) (The sentence between the symbols ①, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed and 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 corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 27 day of January, 1987; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

*Theron Haley*

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Linn  
January 27, 1987

Personally appeared the above named

THERON HALEY

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires 6/7/90

STATE OF OREGON, County of \_\_\_\_\_) ss.

Personally appeared \_\_\_\_\_ and \_\_\_\_\_ who, being duly sworn, each for himself and not one for the other, did say that the former is the \_\_\_\_\_ president and that the latter is the \_\_\_\_\_ secretary of \_\_\_\_\_

\_\_\_\_\_ a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

THERON HALEY  
1925 Park Drive  
Lebanon, OR 97355

GRANTOR'S NAME AND ADDRESS

CLIFFORD M. BOURNE, et ux  
1905 Arthur  
Klamath Falls, OR 97603

GRANTEE'S NAME AND ADDRESS

After recording return to:

Florence R. Bourne  
1905 Arthur  
Klamath Falls, OR 97604

NAME, ADDRESS, ZIP

Until a change is requested all fax statements shall be sent to the following address.

No Change

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath) ss.

I certify that the within instrument was received for record on the 18th day of June, 1993, at 9:02 o'clock A.M., and recorded in book M93 on page 14394 or as file/reel number 63267, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk  
Recording Officer  
By *Pauline M. Millender* Deputy

SPACE RESERVED  
FOR  
RECORDER'S USE

Fee \$30.00