

OK

65053

SPECIAL WARRANTY DEED

Vol 1993 Page 17934 (K)

KNOW ALL MEN BY THESE PRESENTS, That ALAN E. BITTEL and SANDRA K. BITTEL, husband and wife

for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto ALFRED J. GENTRY, hereinafter called grantor,

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:

Lot 6, Block 13, City of MERRILL, in the County of Klamath, State of Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Subject to: the title to the subject property is presently encumbered by an unrecorded contract of sale dated November 13, 1974 between Donnie D. Heaton and Margaret Heaton, Vendors, and Robert C. Watson and Sharon S. Watson, Vendees

(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 \$.

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 ©, 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 _____ day of _____, 19____; 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.

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.

STATE OF OREGON,

County of Dakota } ss.
November 25, 1993

Personally appeared the above named

ALAN E. BITTEL and SANDRA K. BITTEL

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires 12-26-93

STATE OF OREGON, County of _____) ss.

Personally appeared _____, 19____, 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: _____

(If executed by a corporation, affix corporate seal)

GRANTOR'S NAME AND ADDRESS

Julie McCoy
P.O. Box 7
Silver Lake OR 97638

After recording return to:

GRANTEE'S NAME AND ADDRESS

NAME, ADDRESS, ZIP

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

Julie McCoy
P.O. Box 7
Silver Lake OR 97638

NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 23rd day of July, 1993, at 11:08 o'clock A.M., and recorded in book/reel/volume No. M93 on page 17934 or as fee/file/instrument/microfilm/reception No. 65053, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

NAME

TITLE

By Paula M. Mullen Deputy

Fee \$30.00

8 30.00 PA