

NE

65841

SPECIAL WARRANTY DEED

Vol. M93 Page 19495

KNOW ALL MEN BY THESE PRESENTS, That Vivian Alice Jones and George B. Jones

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

John Albin and Lina Albin

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 4 in Block 3 of River Pine Estates, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Map #2309-24A-3800.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the above 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 \$ Contract

However, the consideration shall be the amount actually paid for the whole or part of the property described herein. 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 on July 28, 1993; if a corporate grantor, it has caused its name to be signed and its seal affixed by an officer or other person duly authorized to do so by 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.

Vivian Alice Jones
George B. Jones

STATE OF OREGON, County of Clackamas ss.

This instrument was acknowledged before me on July 28, 1993, by Vivian Alice Jones and George B. Jones

This instrument was acknowledged before me on 7-28, 1993

by as of



Kristi Hitchcock
Notary Public for Oregon
My commission expires 4-9-95

GRANTOR'S NAME AND ADDRESS
John Albin and Lina Albin
1610 Alder
Caldwell ID 89605

GRANTEE'S NAME AND ADDRESS
Grantees
1610 Alder
Caldwell ID 89605

After recording return to:
Grantees as set forth above

STATE OF OREGON, County of Klamath ss.
I certify that the within instrument was received for record on the 6th day of Aug., 1993, at 10:37 o'clock A.M., and recorded in book/reel/volume No. M93 on page 19495 or as fee file instrument/microfilm/reception No. 65841, Record of Deeds of said county.
Witness my hand and seal of County affixed.
Evelyn Biehn, County Clerk
By Debra M. ... Deputy