

SPECIAL WARRANTY DEED

CARL DOAN and CLARA DOAN, husband and wife, Grantors, convey and specially warrant to KEN CURBOW and MARIE CURBOW, husband and wife, Grantee, the following described real property free and clear of all encumbrances created or suffered by the Grantors except as specifically set forth herein:

A parcel of land containing 1.06 acres, shown as parcel "C" on Record Survey No. 2570 platted by Raymond E. Oman on 14 November 1977 on record with Klamath County Surveyor, and shown on County Tax Maps circa 1977 as Tax Lots 2409-3031-1200-1300, and -1400, and being a part of the OTLRR Depot Grounds, a part of the OTLRR Tracks and a part of Riverview Street vacated 8 May 1935 as shown on the original Plat of Crescent dated 1910, and lying Northwest of the present right of way line of U. S. Highway 97 which has absorbed Railroad Avenue, all situated in the NE 1/4 SW 1/4 of Section 30, Township 24 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, and more particularly described as follows:

Beginning at a point along the Northwest right of way line of U. S. Highway 97, 50 feet from the centerline thereof and at the projected centerline of Jones Street; THENCE along said right of way line, S 38° 58' 09" West 10.00 feet to a point, a railroad spike in the pavement; THENCE along a line at a right angle to said highway, N 51° 01' 51" W 261.66 feet to a point along the Southeast right of way line of the Klamath Northern Railroad and 50 feet from the centerline thereof, a #5x30" steel rod; THENCE along part of a 1932.29 foot radius curve left, the chord of which bears N 17° 44' 39" E 36.85 feet to a point, a #5x30" steel rod at the intersection of said railroad right of way and the centerline of Riverview Street vacated; THENCE along said vacated centerline N 38° 58' 09" E 130.65 feet to a point, a #5x30" steel rod being the northwest corner of the Woodsman Motel Parcel; THENCE along said Motel Parcel, S 51° 01' 51" E 275.00 feet to a point along the Northwest right of way line of U. S. Highway 97 and 50 feet from the centerline thereof, a #5x48" steel rod; THENCE along said highway right of way, S 38° 58' 09" W 155.00 feet to the point of beginning.

Subject to and excepting easements, conditions, and restrictions of record.

The true and actual consideration for this conveyance is \$220,000.

Until a change is requested, all tax statements are to be sent to: Ken and Marie Curbow
P. O. Box 190
Crescent, Oregon 97733

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 30th day of April, 1984.

19721

Carl E. Doan
Carl Doan

Clara Doan
Clara Doan

STATE OF OREGON)
 : ss
County of Lane)

The foregoing was acknowledged before me this 30th day of April, 1984, by CARL DOAN and CLARA DOAN.

[Signature]
Notary Public for Oregon

My Commission Expires: 8/22/85

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the _____ day
of Aug. A.D., 19 93 at 11:58 o'clock A M., and duly recorded in Vol. M93
of _____ Deeds _____ on Page 19720.

FEE \$35.00

Evelyn Biehn
County Clerk

By

[Signature]

Return: Kenco
1554 N.E.4th
Bend, Or. 97701