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66083

SPECIAL WARRANTY DEED

Vol. 1793 Page 19963

KNOW ALL MEN BY THESE PRESENTS, That United States National Bank of Oregon, a National Banking Association, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Douglas E. Adkins and Deborah L. Adkins, 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:

See attached Exhibit "A"

Tax Account No. 3909 003BB 00100

(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.

\$225,000.00

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 225,000.00

the whole part of the consideration (indicated which) of the consideration between the symbols \$ and the dollar sign (\$225,000.00).

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 6, 19 93; 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.

UNITED STATES NATIONAL BANK OF OREGON

By:

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 Multnomah) ss.

This instrument was acknowledged before me on , 19 ,

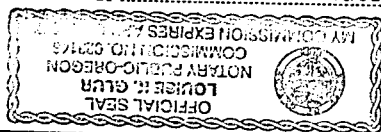
by , 19 93.

This instrument was acknowledged before me on July 6, 19 93,

by D.T. Watkins

as Assistant Vice President

of United States National Bank of Oregon



My commission expires 4-28-97

U.S. Bank
P.O. Box 4412, T-8
Portland, OR 97208

GRANTOR'S NAME AND ADDRESS

Douglas E. Adkins
8723 Amber Avenue
Klamath Falls, OR 97603

GRANTEE'S NAME AND ADDRESS

After recording return to:

Grantee Klamath First Federal
P.O. Box 5270
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

Grantee Klamath First Federal
P.O. Box 5270
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

STATE OF OREGON,) ss.

County of , 19 ,

I certify that the within instrument was received for record on the day of , 19 ,

at o'clock M., and recorded

in book/reel/volume No. on

page or as fee/tile/instrument/microfilm/reception No.

Record of Deeds of said county.

Witness my hand and seal of

County affixed.

NAME

TITLE

By Deputy

SPACE RESERVED
FOR
RECORDER'S USE

EXHIBIT "A"
LEGAL DESCRIPTION

A certain irregular shaped tract of land located at the Southwest corner of the intersection of and fronting 201.70 feet on Shasta Way and 170.09 feet on Avalon Street, said tract situated in Tract 36 of ENTERPRISE TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, in the NW 1/4 of the NW 1/4 of Section 3, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a 5/8 inch iron pin on the Southerly right of way line of Shasta Way which is South 00 degrees 00' 30" East a distance of 73.00 feet and North 89 degrees 54' East a distance of 1065.00 feet from an iron pin marking the Northwest corner of said Section 3; thence South 29 degrees 34' East a distance of 172.28 feet to a 5/8 inch iron pin; thence North 89 degrees 54' East a distance of 40.15 feet (40.10 feet by record) to a 5/8 inch iron pin on the Northwestern right of way line of Avalon Street; thence North 30 degrees 38' 30" East along said right of way line a distance of 129.37 feet (129.55 feet by record) to a 5/8 inch iron pin marking the beginning of a curve to the left, the radius of which is 75.90 feet and long chord bears North 15 degrees 16' 15" East (North 15 degrees 16' East by record) 40.24 feet; thence along the arc of said curve 40.72 feet to a 5/8 inch iron pin marking the end of said curve, said pin being located on the Southerly right of way line of Shasta Way; thence South 89 degrees 54' West along said Southerly right of way line of Shasta Way a distance of 201.70 feet to the point of beginning.

As described in that certain deed by and between R. E. Wright and Alice V. Wright, husband and wife, Edith LaFontaine, a single woman; and Bennet R. Ludden, a single man, Grantors and Humble Oil & Refining Company, Grantee, dated July 29, 1965 in Book M-65 at page 460, Microfilm Records of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co the 11th day
of Aug. A.D., 19 93 at 10:58 o'clock A M., and duly recorded in Vol. M93
of Deeds on Page 19963

FEE \$35.00

Evelyn Biehn County Clerk

By *[Signature]*