

68113

SPECIAL WARRANTY DEED

NANCY J. TREMBLAY, Grantor, conveys and specially warrants to ROBERT R. SIMPKINS and BETTY SIMPKINS, husband and wife, Grantees, the following described real property free of encumbrances created or suffered by the grantors except as specifically set forth herein, legally described as follows, to-wit:

Beginning at the Northeast corner of the Townsite of Clinton, Oregon, running thence South 297 feet; thence East to Lost River; thence Northwesterly following said Lost River to the point of beginning, being part of Lot 1, Section 12, Township 41 South, Range 10 EWM,

SUBJECT TO contracts and/or liens for irrigation and/or drainage, the schedule of exclusions from coverage, together with any schedules contained in standard title policies, reservations, easements, restrictions and rights-of-way of record and those apparent on the land.

ALSO SUBJECT TO rights of the public in and to any portion of the herein described property lying within the boundaries of roads or highways.

ALSO SUBJECT TO liens of the City of Merrill, if any.

ALSO SUBJECT TO covenants, easements and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms thereof, recorded October 9, 1906, Book 21, page 270.

ALSO SUBJECT TO the rights of the public and of governmental bodies in and to any portion of the above property lying below high water mark of Lost River and the ownership of the State of Oregon in and to that portion lying below the usually high water mark thereof.

ALSO SUBJECT TO reservation as disclosed by Deed from Clinton Van Brimmer and Martha Van Brimmer to Lenus Jacobson, dated August 30, 1906, and recorded October 6, 1906 in Deed Volume 21 on page 270, records of Klamath County, Oregon, as follows: "Saving and excepting that there shall be no vineous, malt or spirituous liquors sold or disposed of thereon. And whenever the business of retailing or wholesaling of any such liquors shall be conducted upon the premises herein described, said premises shall revert to the grantor and to his heirs and this deed is given and accepted upon that expressed consideration and condition."

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING AND 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.

THE TRUE AND ACTUAL CONSIDERATION for this conveyance is \$54,000.00.

DATED this 7 day of June 1990.

Nancy J. Tremblay
NANCY J. TREMBLAY

STATE OF OREGON/County of Klamath) ss.

THIS INSTRUMENT was acknowledged before me this 7th day of June 1990, by NANCY J. TREMBLAY.

Darlene J. Tucker
NOTARY PUBLIC FOR OREGON
My Commission Expires: 6-1-92

23731

GRANTORS NAME AND ADDRESS:

NANCY TREMBLAY

9319 Ben Kerns

Keno, OR 97627

GRANTEES NAME AND ADDRESS:

Robert & Betty Simpkins

PO Box 525

Merrill, OR 97623 97633

AFTER RECORDING, RETURN TO:

ROBERT R. & BETTY SIMPKINS

PO box 525

Merrill, OR 976-3 97633

Until a Change is Requested,
Tax Statements Should be Sent
To:

SAME - NO CHANGE

STATE OF OREGON)

County of Klamath)

ss.

I certify that the within in-
strument was received for
record on the 15th day of
Sept. , 1993, at
9:55 o'clock A.M., and
recorded in Book M93 on
Page 23730 or as File Reel
Number 68113, Record of
Deeds of said County.

WITNESS my hand and seal of
County affixed.

Evelyn Biehn, County Clerk

Recording Officer

By:

Deputy

Fee \$35.00