

71258

K-44909

SPECIAL WARRANTY DEED

Vol. m93 Page 30033

KNOW ALL MEN BY THESE PRESENTS, That ABIQUA COMPANY, an Oregon corporation, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto MAX H. NEFF, 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 any way appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

*Township 36 South, Range 9 East of the Willamette Meridian, Section 22; E 1/2, NE 1/4, NW 1/4.

THIS IS A CONTRACT COMPLETION DEED.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the grantee and grantee's heirs, successors and assigns forever. And the grantor hereby covenants to and with the grantee and grantee's heirs, successors and assigns that the 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 \$6,000.00. ~~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 GRS 93.030.)~~

In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 26 day of October, 1993; if a corporate grantor, it has caused its name to be signed and its seal, if any, affixed by an officer or other person 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.

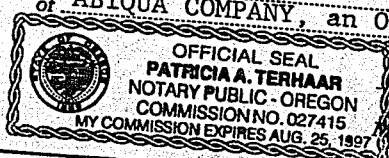
ABIQUA COMPANY

By: JAMES D. FOURNIER, Secretary

STATE OF OREGON, County of Marion

This instrument was acknowledged before me on _____, 19____, by _____) ss.

This instrument was acknowledged before me on October 26, 1993, by JAMES D. FOURNIER as Secretary of ABIQUA COMPANY, an Oregon corporation



Patricia A. Terhaar
Notary Public for Oregon

Abiqua Co., an Oregon corporation

Grantor's Name and Address
Max H. Neff

Grantee's Name and Address
After recording return to (Name, Address, Zip):
Max H. Neff
624 Main St.
Klamath Falls, OR 97601

Until requested otherwise send all tax statements to (Name, Address, Zip):
NO CHANGE

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 15th day of Nov., 1993 at 11:08 o'clock A.M., and recorded in book/reel/volume No. M93 on page 30033 and/or as fee/file/instrument/microfilm/reception No. 71258, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
NAME
By: Douglas M. Neff TITLE
Deputy

Fee \$30.00

11-15-93A11:08 RCVD