

1-1-74

75323

K-46100

SPECIAL WARRANTY DEED

Vol. 94 Page 3405

KNOW ALL MEN BY THESE PRESENTS, That JACK F. BOSSE

for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto ALLEN R. MERTZ,

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 LEGAL DESCRIPTION

(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.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$56,800.00.
However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the consideration (indicate which). (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 this 22 day of August, 1983; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

(If executed by a corporation,
affix corporate seal)

Jack F. Bosse

STATE OF OREGON,

County of Lane

August 22, 1983

Personally appeared the above named

Jack F. Bosse

and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires 7-29-86

STATE OF OREGON, County of Lane

August 22, 1983

Personally appeared Jack F. Bosse and
who, being duly sworn,
each for himself and not one for the other, did say that the former is the
president and that the latter is the
secretary of

and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

BOSSE, Jack F.

GRANTOR'S NAME AND ADDRESS

MERTZ, Allen R.

GRANTEE'S NAME AND ADDRESS

After recording return to:

Allen R. Mertz

6400 Brown Rd.

Inyokern, CA 93527

NAME, ADDRESS, ZIP

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

Allen R. Mertz

6400 Brown Rd.

Inyokern, CA 93527

NAME, ADDRESS, ZIP

STATE OF OREGON,
County of Lane

I certify that the within instrument was received for record on the day of 1983, at o'clock M., and recorded in book/reel/volume No. on page or as document/fee/file/instrument/microfilm No. Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME

TITLE

By

Deputy

KNOW ALL MEN BY THESE PRESENTS, That JACK T. JESSE

hereby certify that the above described land, being a portion of the NE 1/4 of Section 18, Township 24 South, Range 7 East of the Willamette Meridian, in the County of Klamath, Oregon, is being conveyed to Allen R. Mertz, and conveyed unto Allen R. Mertz.

The above described land, being a portion of the NE 1/4 of Section 18, Township 24 South, Range 7 East of the Willamette Meridian, in the County of Klamath, Oregon, is being conveyed to Allen R. Mertz, and conveyed unto Allen R. Mertz.

THE ATTACHED LEGAL DESCRIPTION

That portion of the SE 1/4 of the NE 1/4 of Section 18, Township 24 South, Range 7 East of the Willamette Meridian, in the County of Klamath, described as follows:

Commencing at the Northwest corner of the SE 1/4 NE 1/4 of Section 18, Township 24 South, Range 7 East of the Willamette Meridian; thence South along the common line between the SW 1/4 NE 1/4 and the SE 1/4 NE 1/4 245 feet to the point of beginning; thence at right angles South 88°59'09" East 198.00 feet to a point; thence North 1°00'51" East 3.20 feet; thence South 89°54'39" East 24.93 feet; thence North 35°35'09" East 162.10 feet to a point on the State Highway right of way line; thence Southeastly along said right of way line to the Section line of the SE 1/4 of the NE 1/4; thence South along said Section line to the South line of the SE 1/4 of the NE 1/4; thence West along the South line of the SE 1/4 of NE 1/4 to a point 38.06 feet East of the 1/16th line; thence North 00°18'41" East to a point 24.93 feet East of the point of beginning; thence North 88°59'09" West 24.93 feet to the point of beginning.

SAVING AND EXCEPTING THEREFROM, those portions lying on the West and Southwest of Pine Creek Loop, and any portions lying within Tract No. 1052, Crescent Pines, and that property deeded to Leonard W. Miles and Bernice M. Miles, husband and wife, in deed Volume M-76 at page 9544, recorded June 24, 1976.

Also: containing about 0.17 acre, situate in the SW 1/4 NW 1/4 of Section 17, T. 24 S., R. 7 E., W. M., Klamath County, Oregon, shown on that certain plat made by Raymond E. Oman, Professional Land Surveyor, recorded 8 November 1982 in the records of the Klamath County Surveyor, bound on the northeast by Oregon State Highway 58, on the southeast by land of Doyce Stone, on the west by other land conveyed to Allen R. Mertz, being land intended to be conveyed to said Allen R. Mertz but inadvertently reserved to the grantors by oversight.....

HJB

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Co the 31st day of Jan A.D. 19 94 at 1:39 o'clock P. M., and duly recorded in Vol. M94 of Deeds on Page 3405.

Evelyn Biehn, County Clerk

By Pauline Miller

FEE \$35.00