

76120

SPECIAL WARRANTY DEED

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RONALD J. WINTON, Grantor, conveys and specially warrants to LARRY GARCIA and PATRICIA GARCIA, husband and wife, Grantees, the following described real property free of encumbrances created or suffered by the grantor except as specifically set forth herein, legally described as follows, to-wit:

"Lot 22, Block 35, FIRST ADDITION TO KLAMATH FOREST ESTATES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon,

SUBJECT TO contracts and/or liens for irrigation and/or drainage, 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 premises lying within the limits of streets, roads or highways.

ALSO SUBJECT TO reservations as contained in plat dedication, to-wit:

"Said plat being subject to a 16 foot easement centered on the back and side lines of all lots for future public utilities and to all easements and reservations of record."

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 \$22,000.00.

DATED this 1st day of September, 1993.

Ronald J. Winton
RONALD J. WINTON

Grantor

STATE OF Oregon /County of Klamath) ss.

THIS INSTRUMENT was acknowledged before me this 1st day of September, 1993, by Ronald J. Winton.



Mary Kenneally
NOTARY PUBLIC FOR

My Commission Expires: 4/20/98

GRANTORS NAME AND ADDRESS:

Ronald J. Winton

4300 Neil Road #71, Reno, NV 89502

GRANTEES NAME AND ADDRESS:

Larry & Patricia Garcia

P. O. Box 59, Sprague River, OR 97639

AFTER RECORDING, RETURN TO:

Larry & Patricia Garcia

P. O. Box 59, Sprague River, OR 97639

UNTIL A CHANGE IS REQUESTED,
SEND TAX STATEMENT TO:

SAME - NO CHANGE

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Titleco the 15th day
of Feb A.D., 19 94 at 1:58 o'clock P M., and duly recorded in Vol. M94
of Deeds on Page 5039

FEE \$30.00

Evelyn Biehn, County Clerk

By Sandra M. Henderson