

76949

MTC 3000-KR
SPECIAL WARRANTY DEED

Volume 94 Page 6575

THE GRANTOR, FARM CREDIT BANK OF SPOKANE, a Federal corporation for and in consideration of One Hundred Ninety Thousand Dollars (\$190,000.00) and other valuable consideration in hand paid, grant, bargain, convey and conform to MICHAEL V. LA GRANDE and KRISTINE A. LA GRANDE, husband and wife, the following described real estate, situated in the County of Klamath, State of Oregon, to wit:

See Exhibit "A" which is attached hereto and by this reference incorporated herein.

TOGETHER WITH all tenements, hereditaments and appurtenances thereunto belonging or otherwise appertaining to the property, including all existing fixtures; subject to any and all easements, rights of way and or restrictions of record, and the exceptions, provisions and reservation contained in patents or deeds from the United States of America, or the State of Oregon, or in other deeds of record.

The Grantor for itself and for its successors in interest do by these presents expressly limit the covenants of the deed to those herein expressed, and exclude all covenants arising or to arise by statutory or other implication, and do hereby covenant that against all persons whomsoever lawfully claiming or to claim by, through or under said Grantor and not otherwise, and will forever warrant and defend the said described real estate.

Dated this 4 day of September, 1990.

FARM CREDIT BANK OF SPOKANE

By: Andy E. VanderPlaat
Authorized Agent

STATE OF OREGON)
): ss.
COUNTY OF DESCHUTES)

Before me this 4th day of September, 1990 personally appeared Andy E. VanderPlaat, known to me to be the Regional Manager-Credit of the corporation that executed the foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and that it executed the same, and on oath stated that he was authorized to executed said instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed by official seal the day and year first above written.

Patricia A. Reid
Notary Public for the State of Oregon
Residing at Redmond, Oregon
My Commission Expires 3-11-93

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.

THE PROPERTY DESCRIBED IN THIS INSTRUMENT MAY NOT BE WITHIN A FIRE PROTECTION DISTRICT PROTECTING STRUCTURES. THE PROPERTY IS SUBJECT TO LAND USE LAWS AND REGULATIONS, WHICH, IN FARM OR FOREST ZONES, MAY NOT AUTHORIZE CONSTRUCTION OR SITTING OF A RESIDENCE. 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 AND EXISTENCE OF FIRE PROTECTION FOR STRUCTURES.

Return:
Michael V. & Kristine A. La Grande
PO Box 1030, Willow, CA 95987

EXHIBIT "A"

DESCRIPTION OF PROPERTY

The following described real property situate in Klamath County, Oregon:
 Township 32 South, Range 8 East of the Willamette Meridian

Section 36: S $\frac{1}{2}$ SE $\frac{1}{4}$, NE $\frac{1}{4}$ SE $\frac{1}{4}$, S $\frac{1}{2}$ SW $\frac{1}{4}$

Township 33 South, Range 8 East of the Willamette Meridian

Section 1: Lots 1, 2, 3 & 5, S $\frac{1}{2}$ NE $\frac{1}{4}$, SE $\frac{1}{4}$, SE $\frac{1}{4}$ NW $\frac{1}{4}$,

Section 12: NE $\frac{1}{4}$

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title co the 2nd day
 of March A.D., 19 94 at 11:16 o'clock A M., and duly recorded in Vol. M94
 of Deeds on Page 6575

FEE \$35.00

Evelyn Biehn, County Clerk

By Dorlene Muehlstein