

NA 77731

SPECIAL WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That ELIZABETH HANEY

for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto JAMES G. RICHARDS and SANDRA LEE RICHARDS, husband and wife, 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:

RIVER PINE ESTATES, BLOCK 5, LOT 2
Property ID: R131887 R-2309-024A0-01000-000
Owner ID: 11137

(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 \$ 1,500.00. 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 ORS 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 _____ day of _____, 19____; 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 AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Elizabeth Haney
ELIZABETH HANEY

STATE OF OREGON, County of Clatsop, ss.

This instrument was acknowledged before me on March 15, 1994, by Elizabeth Haney

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

as _____

of _____



OFFICIAL SEAL
HELEN J. GEORGE
NOTARY PUBLIC-OREGON
COMMISSION NO. 001032
MY COMMISSION EXPIRES JULY 1, 1994

Helen J. George
My commission expires 7-1-94

Notary Public for Oregon

ELIZABETH HANEY
11111 SE MAIN ST
PORTLAND, OR 97216
Grantor's Name and Address
JAMES G. & SANDRA LEE RICHARDS
P. O. BOX 2566
GEARHART, OR 97138
Grantee's Name and Address
After recording return to (Name, Address, Zip):
JAMES G. & SANDRA LEE RICHARDS
P. O. BOX 2566
GEARHART, OR 97138
Until requested otherwise send all tax statements to (Name, Address, Zip):
JAMES G. & SANDRA LEE RICHARDS
P. O. BOX 2566
GEARHART, OR 97138

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 18th day of March, 1994, at 10:59 o'clock A.M., and recorded in book/reel/volume No. M94 on page 8272 and/or as fee/file/instrument/microfilm/reception No. 77731, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
NAME
B. Pauline M. Mulendberg, Deputy
TITLE

Fee \$30.00