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04-18-94A11:44 RCVD

JACKSON COUNTY TITLE DIVISION

CONTINENTAL LAWYERS TITLE COMPANY

502 W. Main Street (P. O. Box 218) Medford, OR 97501 (503) 779-2811

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SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that ,

CLTC EXCHANGE COMPANY, A CALIFORNIA CORPORATION

hereinafter called the Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto

ROBERT W. CREEBIN AND ALISHA M. CREEBIN,
husband and wife, as tenants by the entirety

hereinafter called the 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 JACKSON State of Oregon , described as follows, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

TO HAVE AND TO HOLD the same unto the said Grantee and Grantee's heirs, successors and assigns forever.

And 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 \$ 90,000.00

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 individuals and to corporations.

IN WITNESS WHEREOF, the grantor has caused its name to be signed this 8 day of April, 1994 by its officers 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."

CLTC EXCHANGE COMPANY

William C. Thomas II
William C. Thomas II, Vice PresidentSTATE OF OREGON
COUNTY OF JACKSONThe foregoing instrument was acknowledged before me this 8 day of April, 1994, by William C. Thomas II, Vice President of CLTC EXCHANGE COMPANY, a corporation on behalf of the corporation.Kathleen Dingwall
Notary Public for Oregon
My commission expires _____

SPACE FOR RECORDER'S USE

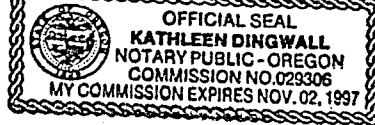
Mail Tax Statements to: & Return To:
Grantee - Robert & Alisha Crebbin
1906 Madison St.
Klamath Falls, OR 97603

EXHIBIT "A"

A PARCEL OF LAND IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 39 SOUTH, RANGE 9 E.W.M., AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF MADISON STREET WHICH LIES WEST ALONG THE SECTION A DISTANCE OF 30 FEET AND SOUTH 0°28' EAST A DISTANCE OF 1103.0 FEET FROM THE IRON PIN MARKING THE NORTHEAST CORNER OF SAID SECTION 2, SAID POINT ALSO BEING THE NORTHEAST CORNER OF PARCEL DESCRIBED IN VOLUME 308 PAGE 301 DEED RECORDS OF KLAMATH COUNTY, OREGON; THENCE WEST ALONG THE NORTH LINE OF LAST DESCRIBED PARCEL, A DISTANCE OF 333.0 FEET TO THE EAST LINE OF VICORY ACRES; THENCE NORTH ALONG SAID LINE TO A POINT WHICH IS SOUTH A DISTANCE OF 886.9 FEET FROM THE SOUTH LINE OF SHASTA WAY; THENCE EAST PARALLEL WITH THE NORTH LINE OF SAID SECTION 2, A DISTANCE OF 213.0 FEET TO A POINT WHICH IS WEST 120 FEET FROM THE WEST LINE OF MADISON STREET; THENCE SOUTH PARALLEL WITH SAID WEST LINE A DISTANCE OF 80.0 FEET TO A POINT; THENCE EAST PARALLEL WITH THE NORTH LINE OF SAID SECTION 2, A DISTANCE OF 120 FEET TO THE WEST LINE OF MADISON STREET; THENCE SOUTH ALONG SAID WEST LINE A DISTANCE OF 107.0 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

TOGETHER WITH ALL WARRANTIES RECEIVED BY GRANITOR AT TIME OF ACQUISITION OF SUBJECT PROPERTY, BUT WITHOUT LIABILITY THEREFOR.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title co the 18th day
of April A.D., 19 94 at 11:44 o'clock A M., and duly recorded in Vol. M94
of Deeds on Page 11422.

Evelyn Biehn • County Clerk

FEE \$35.00

By Pauline Mulendore