

80332

SPECIAL WARRANTY DEED—STATUTORY FORM
INDIVIDUAL GRANTOR

Vol. 1794 Page 13799

FLORENCE WOOD
conveys and specially warrants to FARON G. POORE
the following described real property free of encumbrances created or suffered by the Grantor except as specifically set forth herein, situated in. KLAMATH County, Oregon to-wit:

SEE EXHIBIT "A"

The said property is free of all encumbrances created or suffered by the Grantor except

The true consideration for this conveyance is \$ fulfillment of contract (Here comply with the requirements of ORS 93.030)

Dated this 25 day of April, 1994.

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.

FLORENCE WOOD

STATE OF OREGON, County of Flathead

This instrument was acknowledged before me on April 25, 1994, by FLORENCE WOOD.

NOTARIAL

SEAL

My commission expires May 29, 1994

Cora L. Hore

Notary Public for the State of MONTANA

SPECIAL WARRANTY DEED

FLORENCE WOOD

FARON G. POORE

GRANTOR

GRANTEE

GRANTEE'S ADDRESS, ZIP

After recording return to:

FARON G. POORE

HC 61, BOX 1200A

LA PINE, OR 97739

NAME, ADDRESS, ZIP

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

SAME AS ABOVE

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of

I certify that the within instrument was received for record on the day of 19, at o'clock M., and recorded in book/reel/volume No. on page or as fee/file/instrument/microfilm/reception No. Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME

TITLE

By Deputy

EXHIBIT "A"

13800

A portion of the NE 1/4 SE 1/4 NE 1/4 of Section 36, Township 23 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point on the East line of Section 36, Township 23 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon, which is 659.59 feet North 1 degree 04' 49" East along the East line of said section; thence quarter section corner on the East line of said section; thence North 89 degrees 24' 56" West 648.82 feet; thence North 1 degree 43' 00" East 331.40 feet; thence South 89 degrees 16' 52" East 645.13 feet to the East line of said section; thence South 1 degree 04' 49" West 329.79 feet along the East line of said section to the point of beginning.

CODE 51 MAP 2310-36AO TL 400

TOGETHER WITH an easement for ingress and egress recorded April 1, 1994 in Book M-94 at Page 9678, lying in Government Lot 5, Section 31, Township 23 South, Range 11 East of the Willamette Meridian, in the County of Klamath, State of Oregon, said easement being 30 feet in width, lying 15.00 feet on each side of the following described centerline:

Commencing at the West One-Quarter Corner of said Section 31, being a 2.5" Aluminum Cap; thence North 01 degree 04' 49" East along the West line of said Section 31 a distance of 15.00 feet to the true point of beginning of this description; thence leaving said section line and running Easterly along a line 15.00 feet Northerly of and parallel with the East-West Centerline of said Section 31 a distance of 65.00 feet; thence North 67 degrees 00' 00" East 32.00 feet; thence North 26 degrees 00' 00" East 70.00 feet; thence North 31 degrees 00' 00" East 130.00 feet; thence North 26 degrees 00' 00" East 65.00 feet, more or less, to a point on the Westerly right of way line of the Fremont Highway (U. S. Highway 31) and there terminating.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title co
of May A.D., 19 94 at 3:53 o'clock P.M., and duly recorded in Vol. M94
of Deeds on Page 13799
FEE \$35.00

By Evelyn Biehn County Clerk
Pauline Mulholland