

96964

03-27-95P03:10 RCVD
 ASPEN TITLE #05043015
SPECIAL WARRANTY DEED

Vol. 1995 Page 7181

EUGENE M. KLEGSETH, Grantor, conveys and specially warrants to GARY LOFDAHL and CAMILLE LOFDAHL, husband and wife, Grantees, the following described real property and improvements, legally described on Exhibit A, attached hereto and incorporated by this reference as if fully set forth, subject to the encumbrances also set forth on Exhibit A.

SUBJECT TO contracts and/or liens for irrigation and/or drainage, the schedule of exclusions from coverage, together with any schedules contained in standard title policies, 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.

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 \$18,000.00.

DATED this 9th day of September 1991

Eugene M. Klegseth by Denise L. Klegseth, her attorney in fact.
 EUGENE M. KLEGSETH
 by DENISE L. KLEGSETH, his
 Attorney in Fact

STATE OF OREGON/County of Klamath) ss.

THIS INSTRUMENT was acknowledged before me this 9th day of September, 1991, by Denise L. Klegseth as Attorney in Fact for Eugene M. Klegseth.

Kristi A. Redd
 NOTARY PUBLIC FOR OREGON
 My Commission Expires: 11/16/91

GRANTORS NAME AND ADDRESS

GRANTEES NAME AND ADDRESS:

AFTER RECORDING, RETURN TO:
 CAMILLE WILLIAMS

130 S. MAIN
 MERRILL, OREGON 97633

Until a Change is Requested,
 Send Tax Statements To:

SAME AS ABOVE

STATE OF OREGON) ss.

County of Klamath)
 I certify that the within instrument was received for record on the _____ day of _____, 1991, at _____ o'clock _____ M., and recorded in Book _____ on Page _____ or as File Reel Number _____, Record of Deeds of said County. WITNESS my hand and seal of County affixed.

Recording Officer
 By: _____

Deputy

EXHIBIT "A"
LEGAL DESCRIPTION

All those portions of TRACTS 52 and 54 OF MERRILL TRACTS, being more particularly described as follows:

Beginning at a point on the West line of Main Street in the City of Merrill which is West a distance of 50 feet and South a distance of 255.0 feet from the corner common to Sections 1, 2, 11 and 12, Township 41 South, Range 10 East of the Willamette Meridian, Klamath County; thence West, at right angles to main Street, a distance of 122.0 feet; thence North, parallel to Main Street, a distance of 90.0 feet; thence East, at right angles to Main Street, a distance of 122.0 feet to the West line of Main Street; thence South along the West line of Main Street, a distance of 90.0 feet to the point of beginning.

SUBJECT TO: An easement created by instrument, subject to the terms and provisions thereof,

Dated: June 30, 1962

Recorded: August 23, 1962

Volume: 339, page 529, Deed Records of Klamath County, Oregon

In favor of: Pacific Power and Light Company

For: 10 foot wide pole and wire line

(No exact description)

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 27th day
of March A.D., 19 95 at 3:10 o'clock P. M., and duly recorded in Vol. M95,
of Deeds on Page 7181.

FEE
\$35.00

By Bernetha G. Letsey County Clerk