

97117

FORM No. 762—SPECIAL WARRANTY DEED (Individual or Corporate), 03-25-95A10-33-KCVD

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K-47521

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SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That Robert H. and Beth Anderson, husband and wife /AKA R. H. Anderson, hereinafter called grantor,

for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Robert H. and Beth Anderson Living Trust 1995

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:

Beginning at the Southeasterly conner of Block 51 in First Addition to the City of Klamath Falls, Oregon; thence Northerly parallel with Sixth Street 71 feet; thence Westerly parallel with High Street 71 feet; thence Easterly parallel with High Street 71 feet to the place of beginning, all of said described property being a part of Block 51 in First Addition to Klamath Falls, Oregon, according to the official plat thereof on file in the records of Klamath County, Oregon.

Subject to reservations, restrictions, limitations, easements, and rights of way of record and those apparent upon the land.

(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 \$ 0.00

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 27 day of March, 1995; 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.

Robert H. Anderson

Beth Anderson

STATE OF OREGON, County of Klamath

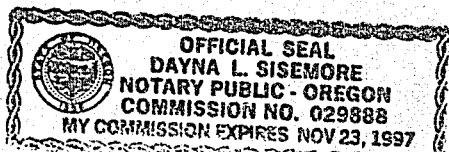
This instrument was acknowledged before me on March 27, 1995, by Robert H. Anderson and Beth Anderson

This instrument was acknowledged before me on \_\_\_\_\_, 19\_\_\_\_,

by \_\_\_\_\_,

as \_\_\_\_\_,

of \_\_\_\_\_,



Dayna L. Sisemore  
Notary Public for Oregon  
My commission expires 11-23-97

Robert H. and Beth Anderson  
537 High Street  
Klamath Falls, OR 97601

Robert H. and Beth Anderson  
Living Trust 1995  
537 High Street  
Klamath Falls, Or 97601

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SPACE RESERVED FOR RECORDER'S USE

FEE: \$30.00

STATE OF OREGON, County of Klamath } ss.

I certify that the within instrument was received for record on the 29th day of March, 1995, at 10:33 o'clock A.M., and recorded in book/reel/volume No. M95 on page 7385 and/or as fee/file/instrument/microfilm/reception No. 97117, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Bernetha G. Letsch, Co Clerk  
NAME TITLE  
By Kenneth Hite, Deputy