

4870

8-21-95 P 3:29 RCVD

K-42833 Vol. 1795 Page 22376
STATUTORY SPECIAL WARRANTY DEED

THE EVERETT E. MALONE TRUST, Grantor, conveys and specially warrants to ORVILLE GARDNER and MARY JANE GARDNER, Husband and Wife, Grantee, the following described real property, free of encumbrances created or suffered by the grantor except as specifically set forth herein:

See attached Exhibit "A."

SUBJECT TO reservations and restrictions of record, easements and rights of way of record and those apparent on the land, contracts and/or liens for irrigation and/or drainage.

The true and actual consideration for this conveyance is \$35,000.

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

Orville and Mary Jane Gardner
7617 Hilyard
Klamath Falls, OR 97603

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.

Dated this 7th day of January, 1991.

X Everett E. Malone, Trustee
Everett E. Malone, Trustee

STATE OF OREGON

County of Douglas

} ss.

The foregoing instrument was acknowledged before me this 7th day of January, 1991, by EVERETT E. MALONE, TRUSTEE OF THE EVERETT E. MALONE TRUST.

James A. Brashers
Notary Public for Oregon
My Commission expires: 7/8/92

Return to

Orville and Mary Jane Gardner
7617 Hilyard Avenue
Klamath Falls, OR 97603

Send Tax Statements
No change

EXHIBIT "A"

The following-described real property in Klamath County, Oregon:

Starting at a 2-inch pipe 30 feet North of the Section corner common to Sections 1 and 12, Township 39 South, Range 9 East Willamette Meridian, and Sections 6 and 7, Township 39 South, Range 10 East Willamette Meridian, running 400 feet East to the true point of beginning; thence East 200 feet; thence North 430 feet, more or less, to the right of way of the Enterprise Irrigation Ditch; thence Northwesterly along the Southerly line of said irrigatin canal to a point thereon North of the true point of beginning, thence South 586 feet, more or less, to the true point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Co the 21st day
of Aug A.D., 19 95 at 3:29 o'clock P M., and duly recorded in Vol. M95,
of Deeds on Page 22376.

FEE \$35.00

Bernetha G. Letsch, County Clerk
By Annette Mueller