

OK

5151

SPECIAL WARRANTY DEED

Vol. 195 Page

22388

KNOW ALL MEN BY THESE PRESENTS, That

JOHN A. HORN, hereinafter called grantor,  
for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto  
CAROLE A. JOHNSON  
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 anywise appertaining, situated in the County  
of Klamath, State of Oregon, described as follows, to-wit:

RESERVING UNTO GRANTOR A LIFE ESTATE IN AND TO THE FOLLOWING LEGAL DESCRIPTION MARKED  
EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF AS THOUGH  
FULL SET FORTH HEREIN.....

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

And the 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 war-  
rant 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 \$ 1.00

However, the actual consideration consists of or includes other property or value given or promised which is  
the whole consideration (indicate which). (The sentence between the symbols ©, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed and 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 corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 24th day of August, 1995;  
if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by  
order of its board of directors.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DE-  
SCRIBED 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.

STATE OF OREGON,

County of Klamath

August 24

} ss.  
1995

Personally appeared the above named

John A. Horn

and acknowledged the foregoing instru-  
ment to be his voluntary act and deed.

Before me:

(OFFICIAL  
SEAL)

Notary Public for Oregon

My commission expires 12-19-96

STATE OF OREGON, County of \_\_\_\_\_) ss.

Personally appeared \_\_\_\_\_

\_\_\_\_\_ and  
\_\_\_\_\_ who, being duly sworn,  
each for himself and not one for the other, did say that the former is the  
\_\_\_\_\_ president and that the latter is the  
\_\_\_\_\_ secretary of \_\_\_\_\_

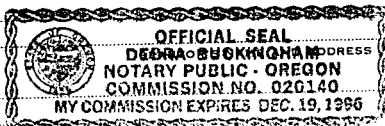
\_\_\_\_\_ a corporation,  
and that the seal affixed to the foregoing instrument is the corporate seal  
of said corporation and that said instrument was signed and sealed in be-  
half of said corporation by authority of its board of directors; and each of  
them acknowledged said instrument to be its voluntary act and deed.

Before me:

(OFFICIAL  
SEAL)

Notary Public for Oregon

My commission expires:

(If executed by a corporation,  
affix corporate seal)

GRANTEE'S NAME AND ADDRESS

After recording return to:

JOHN A. HORN

3567 LAVERNE

KLAMATH FALLS, OREGON 97603

NAME, ADDRESS, ZIP

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

SAME AS LISTED ABOVE

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of \_\_\_\_\_) ss.

I certify that the within instru-  
ment 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/instru-  
ment/microfilm/reception No. \_\_\_\_\_,  
Record of Deeds of said county.

Witness my hand and seal of  
County affixed.

NAME

TITLE

By \_\_\_\_\_ Deputy

SPACE RESERVED  
FOR  
RECORDER'S USE

98-25-95A11:20 PCVD

A tract of land in Block 7, ALTAMONT ACRES, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point on the North line of LaVerne Avenue 186 feet East of the West line of Lot 11 of said Block 7, said point being 30 feet North of the centerline of LaVerne Avenue; thence North parallel to the West line of Lot 11, 63.80 feet to a point; thence East 121.90 feet to the East line of said Block 7; thence South 63.80 feet to the North line of LaVerne Avenue; thence West along the North line of LaVerne Avenue, 121.90 feet to the point of beginning.

EXCEPTING THEREFROM that portion lying within Bisbee Street.

CODE 41 MAP 3909-10AC TL 4500

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 25th day  
of Aug A.D., 19 95 at 11:20 o'clock A M., and duly recorded in Vol. M95,  
of Deeds on Page 22988.

FEE \$35.00

By Bernetha G. Leisch County Clerk