

09-07-95P03:40 RCVD

K-48309-G

SPECIAL WARRANTY DEED

KNOW MEN BY THESE PRESENTS, THAT JENNIFER LYNN SHEFFIELD and SHARI RENAE YSEN, each as to an undivided one-half interest ALSO KNOWN AS JENNIFER SHEFFIELD AND SHARI SHEFFIELD AKA SHARI R. SHEFFIELD as tenants in common, hereinafter called the "Grantor", for the consideration hereinafter stated, to Grantor paid by EDDIE YOUNG and BENNIEYOUNG, hereinafter called "Grantee", does hereby grant, bargain, sell, convey and specially warrant unto the said Grantee and Grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

See Exhibit "A", a copy of which is attached hereto and by this reference incorporated herein.

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 all encumbrances including but not limited to monetary encumbrances created or suffered thereon by grantor on the real property 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 \$46,500.00.

-1- SPECIAL WARRANTY DEED

RETURN

Klamath County Title Company

Law Offices Of
GRANTLAND, GRENSKY & BLODGETT
204 West 9th St.
Medford, OR 97501
(503) 773-8712

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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.

THE PROPERTY DESCRIBED IN THIS INSTRUMENT MAY NOT BE WITHIN A FIRE PROTECTION DISTRICT PROTECTING STRUCTURES. THE PROPERTY IS SUBJECT TO LAND USE LAWS AND REGULATIONS, WHICH, IN FARM OR FOREST ZONES, MAY NOT AUTHORIZE CONSTRUCTION OR SITING OF A RESIDENCE. 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 EXISTENCE OF FIRE PROTECTION FOR STRUCTURES.

In construing this Deed and where the context so requires, the singular includes the plural.

IN WITNESS WHEREOF, the Grantor executed this instrument this 21 day of October, 1991.


Jennifer Sheffield


Shari Ysen

STATE OF OREGON)
 : ss.
County of Klamath)

Personally appeared before me this 21 day of October, 1991 the above named JENNIFER LYNN SHEFFIELD and SHARI RENAE YSEN, and acknowledged the foregoing instrument to be their voluntary act and deed.

Rochelle Matteson
Notary Public for Oregon

My Commission Expires 6-19-93

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

no change

AFTER RECORDING, RETURN TO:

GRANTLAND, GRENSKY & BLODGETT
ATTORNEYS AT LAW
204 West 9th St.
Medford, OR 97501

EXHIBIT "A"

The S1/2 of Lot 15 in Block 8 of PLEASANT VIEW TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, EXCEPTING THEREFROM the East 5 feet thereof conveyed to Klamath County for road purposes by instrument recorded in Volume M65, page 216, Microfilm Records of Klamath County, Oregon.

SUBJECT TO THE FOLLOWING EXCEPTIONS:

1. Taxes for the fiscal year 1991-1992, a lien not yet due and payable.
Account No: 3909 002BB 05100
Key No: 515963
Code: 041
2. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Klamath County Drainage District.
3. The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District.
4. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Klamath Project.
5. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Enterprise Irrigation District.
6. Reservations and restrictions as contained in deed recorded February 8, 1941 in Volume 135, page 295, Deed Records of Klamath County, Oregon.
7. Reservations and restrictions as contained in deed recorded September 3, 1941 in Volume 140, page 566, Deed Records of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ Klamath County Title _____ the _____ 7th _____ day
of _____ Sept _____ A.D., 19 _____ 95 at _____ 3:40 _____ o'clock _____ P _____ M., and duly recorded in Vol. _____ M95 _____
of _____ Deeds _____ on Page _____ 24241 _____

FEE \$45.00

By Bernetha G. Leach County Clerk
[Signature]