

10-05-95P03:56 RCVD

## STATUTORY SPECIAL WARRANTY DEED

EVELYN L. HARTMAN, Grantor, conveys and specially warrants to MICHAEL W. QUADROS and RIXEY A. QUADROS, husband and wife, Grantee, the real property described in Exhibit "A" attached hereto, 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:

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 20<sup>th</sup> day of June, 1994.

*Evelyn L. Hartman*

STATE OF OREGON

County of Klamath

] ss.  
]

The foregoing instrument was acknowledged before me this 20<sup>th</sup> day of June, 1994, by EVELYN L. HARTMAN.



*Mary Kenneally*  
Notary Public for Oregon  
My Commission expires: 4/20/96

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of \_\_\_\_\_ the \_\_\_\_\_ day of \_\_\_\_\_ A.D., 1994 at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and duly recorded in Vol. \_\_\_\_\_, of \_\_\_\_\_ on Page \_\_\_\_\_.

FEE \$ \_\_\_\_\_

County Clerk

By \_\_\_\_\_

After recording return to:

Michael & Rixey Quadros

24999 S Poe Valley Rd, Klamath Falls or 97603

RICHARD FAIRCLO  
ATTORNEY AT LAW  
280 MAIN STREET  
KLAMATH FALLS, OREGON 97601

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

Tract 6, RIVERSIDE TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

ALSO, that portion of the SW1/4 of the SW1/4 of Section 11, Township 39 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, lying North of the Bonanza-Langell Valley Road, EXCEPT that portion conveyed to Steve and May Josse by Warranty Deed recorded August 30, 1977 in Volume M77, page 15994, Microfilm Records of Klamath County, Oregon.

ALSO EXCEPTING THEREFROM A portion of the SW1/4 SW1/4 of Section 11, Township 39 South, Range 11 East of the Willamette Meridian, described as follows:

Beginning at a point on the South line of the Bonanza-Lorella County Road which is 742 feet East along said line from the West line of the SW1/4 SW1/4 of Section 11, Township 39 South, Range 11 East of the Willamette Meridian; thence continuing East along said line a distance of 448 feet; thence South 140 feet; thence West 448 feet, more or less, to a point due South of the point of beginning; thence North 140 feet, more or less, to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Company the 5th day  
of October A.D., 19 95 at 3:56 o'clock P M., and duly recorded in Vol. M95,  
of Deeds on Page 26985.

FEE \$35.00

By Bernetha G. Letsch, County Clerk  
Annette Mueller