

10173

12-06-95P02:21 RCVD

Vol. M95 Page 33334

After recording return to:
Lee D. Kersten
260 Country Club Road, Suite 210
Eugene, OR 97401

Send Tax Statements to:
Same as before.

SPECIAL WARRANTY DEED

Audrey L. Wyant, hereinafter called the Grantor, for the consideration hereinafter stated, to Grantor paid by Richard H. Wyant and Laura M. Wyant, Tenants by the Entirety, hereinafter called the Grantee, does hereby grant, bargain, sell, convey, and specially warrant unto the said Grantee and Grantee's heirs, successors, and assigns, all Grantor's right, title, and interest in that certain real property, with the tenements, hereditaments, and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

All that certain property described as the East half of the Southeast quarter of the Northwest quarter of the Southwest quarter (E $\frac{1}{2}$ SE $\frac{1}{4}$ NW $\frac{1}{4}$ SW $\frac{1}{4}$) and the East half of the Northeast quarter of the Southwest quarter of the Southwest quarter (E $\frac{1}{2}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$ SW $\frac{1}{4}$) of Section twenty five, Township 24 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

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

And said Grantor hereby covenants to and with said Grantee and Grantee's heirs, successors and assigns, that Grantor is lawfully seized in fee simple of the above-granted premises, free from all encumbrances except: those of record and that Grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$5,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration.

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.

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.

In Witness Whereof, the Grantor has executed this instrument
this 30th day of December, 1995.

Audrey L. Wyant
Audrey L. Wyant

STATE OF WASHINGTON)
) ss.
County of Chelan)

Personally appeared before me on this 30th day of December
1995, 1995, the above-named Audrey L. Wyant, who
acknowledged the foregoing instrument to be her voluntary act and
deed.



Karen Pugh
Notary Public for Washington
My commission expires 11-29-96

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Lee D. Kersten the 6th day
of Dec A.D., 19 95 at 2:21 o'clock P M., and duly recorded in Vol. M95
of Deeds on Page 33334

FEE \$35.00

Bernetha G. Letsch, County Clerk
By Darlene G. Nuland