

NA 14862

SPECIAL WARRANTY DEED

Vol. M96 Page 7278

KNOW ALL MEN BY THESE PRESENTS, That Central Oregon Community Action Agency Network, Inc., hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Ronald M. Round, 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 any way appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

A tract of land located in the SW1/4 of the SE1/4 of Section 36, Township 24 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point whence the S1/4 corner of said Section 36 bears South 59 degrees 11' 53" West, 1194.19 feet; thence North 00 degrees 32' 00" East, 257.00 feet; thence South 89 degrees 21' 15" East, 250.72 feet to a point on the Westerly right of way line of the Dalles-California highway No. 97; thence Southerly along said right of way line on a 01 degree 58' spiral curve left, 153.12 feet; thence Southerly along a 00 degree 58' circular curve left, 126.45 feet; thence North 89 degrees 21' 15" West 139.30 feet to the point of beginning.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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

And the grantor hereby covenants to and with the grantee and grantee's heirs, successors and assigns that the real property is free from encumbrances created or suffered thereon by grantor 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 \$contract fullfillment of
 ⓐ However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which). ⓑ (The sentence between the symbols ⓐ, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 11th day of March, 1996.; if a corporate grantor, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized thereto by order of its board of directors.

Central Oregon Community Action Agency Network, Inc.

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.

By:

Sharon Miller

STATE OF OREGON, County of Deschutes ss.

This instrument was acknowledged before me on March 11th, 1996,

by

This instrument was acknowledged before me on March 11th, 1996,

by

Sharon Miller

as

Executive Director

of

Central Oregon Community Action Agency Network, Inc.



OFFICIAL SEAL
 TERRELL WARD
 NOTARY PUBLIC-OREGON
 COMMISSION NO. 020826
 MY COMMISSION EXPIRES AUG. 5, 1997

My commission expires 8-5-97

Notary Public for Oregon

COCAAN, INC.

Grantor's Name and Address

Ronald M. Round

P.O. Box 819

Crescent, OR 97733

Grantee's Name and Address

After recording return to (Name, Address, Zip):

Ronald M. Round

P.O. Box 819

Crescent, OR 97733

Until requested otherwise send all tax statements to (Name, Address, Zip):

Ronald M. Round

P.O. Box 819

Crescent, OR 97733

SPACE RESERVED
 FOR
 RECORDER'S USE

Fee \$30.00

STATE OF OREGON,
 County of Klamath ss.

I certify that the within instrument was received for record on the 18th day of March, 1996, at 3:39 o'clock P.M., and recorded in book/reel/volume No. M96 on page 7278 and/or as fee/file/instrument/microfilm/reception No. 14862, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Bernetha G Letsch, County Clerk

By Cheryl Russell, Deputy