

-K-38325 K-43225-
-SPECIAL WARRANTY DEED-

VIOLET V. SEARLE, n.k.a. VIOLET V. SCHMIDT, Grantor,
conveys and specially warrants to PATRICK D. CRAWLEY, Grantee,
the following described real property, free of encumbrances
created or suffered by the Grantor except as specifically set
forth herein:

Lot 12, Block 4, Klamath River Acres, according to the
official plat thereof on file in the office of the
County Clerk, Klamath County, Oregon

TOGETHER WITH a Biltmore Mobile Home 12" x 64', Serial
Number B34112Y57013, which is permanently affixed to the
land.

SUBJECT TO AND EXCEPTING:

(1) Reservations and restrictions contained in State
Deeds; (2) Acreage and use limitations under provisions of the
United State Statutes and regulations issued thereunder; (3)
Liens and assessments, contracts, water rights, proceedings, taxes,
relating to irrigation, drainage and/or reclamation of said
lands; and all rights of way for ditches, canals and conduits;
(4) Right of Way for transmission line, including the terms and
provisions thereof, given by W. N. Seaver, et al., to The
California Oregon Power Company dated May 31, 1928, recorded June
13, 1928, Deed Volume 80, page 479, records of Klamath County
Oregon; (5) Reservations, restrictions, easements and rights of
way of record and those apparent upon the land.

The true and actual consideration for this conveyance
is Twenty Five Thousand and No/100ths (\$25,000.00) DOLLARS.

This instrument does not guarantee that any particular
use may be made of the property described in this instrument.
The Buyer should check with the appropriate City or County
Planning Department to verify approved uses.

Until a change is requested, all tax statements shall be
mailed to Grantee at: no change.

DATED this 24th day of January, 1986.

RETURN
Kathlene Creach-Jordan
P.O. Box 284
Kenb, OR 97627

Violet V. Schmidt

STATE OF OREGON)
) ss. January 24th, 1986.
County of Klamath)

Personally appeared the above-named VIOLET V. SEARLE,
n.k.a. VIOLET V. SCHMIDT, and acknowledged the foregoing
instrument to be her voluntary act. Before me:

Larry W. Moore
Notary Public for Oregon
My Commission expires: 8/27/87

BRANDSNESS & HUFFMAN, P.C.
A PROFESSIONAL CORPORATION
ATTORNEYS AT LAW
411 PINE STREET
KLAMATH FALLS, OREGON 97601

96 APR 23 AM 051

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STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Company the 23rd day
of April A.D., 19 96 at 10:51 o'clock A M., and duly recorded in Vol. M96
of Deeds on Page 11261.

Bernetha G. Letsch, County Clerk

FEE \$35.00

By C. J. J. J. J.