

96 MAY 14 P356

17986 37869-KR SPECIAL WARRANTY DEED Vol. m96 Page 13904

KNOW ALL MEN BY THESE PRESENTS, That DWIGHT HOY and MARY D. HOY

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto JEANNE R. O'NEAL

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 anywise appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

AS SET FORTH ON EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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 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 \$ 255,000.00

However, the actual consideration consists of or includes other property or value given or promised which is 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 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.

In Witness Whereof, the grantor has executed this instrument on May 24, 1991; if a corporate grantor, it has caused its name to be signed and its seal affixed by an officer or other person duly authorized to do so by its board of directors.

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.

DWIGHT HOY
MARY D. HOY

(If executed by a corporation, affix corporate seal and use the form of acknowledgment opposite.)

STATE OF OREGON,
County of Klamath } ss.

This instrument was acknowledged before me on May 24, 1991, by Dwight Hoy and Mary D. Hoy

Notary Public for Oregon

My commission expires: 10-24-92

STATE OF OREGON,
County of _____ } ss.

This instrument was acknowledged before me on _____, 19____, by _____

as _____ of _____

Notary Public for Oregon

My commission expires: _____

(SEAL)

DWIGHT HOY AND MARY D. HOY

GRANTOR'S NAME AND ADDRESS

JEANNE R. O'NEAL

GRANTEE'S NAME AND ADDRESS

After recording return to:
CRATER TITLE INSURANCE CO.-Attn: Ruth
P. O. BOX 250
MEDFORD, OREGON 97501 -

NAME, ADDRESS, ZIP

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

JEANNE R. O'NEAL

P. O. BOX 54

Crescent, Oregon 97733

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of _____ } ss.

I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock _____ M., and recorded in book/reel/volume No. _____ on page _____ or as fee/tile/instrument/microfilm/reception No. _____, Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME TITLE

By _____ Deputy

EXHIBIT "A"

DESCRIPTION OF PROPERTY

The following described real property situate in Klamath County, Oregon:

A tract of land situated in the Original Town of Crescent, Oregon, being a portion of the NE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 30, Township 24 South, Range 9 East of the Willamette Meridian, and being all those parcels conveyed to Douglas E. Stumbaugh and Billie Jean Stumbaugh, husband and wife, by Deed Volume M70 page 8697, M72 page 7232 and M74 page 6948, Deed records of Klamath County, Oregon, said tract being more particularly described as follows:

Beginning at a point on the Northwestern right-of-way line of the Dalles-California Highway (U.S. #97), as the same is presently located and constructed, which bears Northeasterly along said right-of-way a distance of 485.0 feet from its intersection with the Northeasterly line of Ward Street in said Town of Crescent, said beginning point being the most Southerly corner of Parcel 2 in Deed Volume M70 page 8697; thence continuing Northeasterly along said Highway right-of-way a distance of 205.0 feet to a point, said point being Southwesterly along said Highway right-of-way a distance of 30.0 feet from the most Easterly corner of parcel described in Deed Volume M74 page 6948; thence Northwesterly at right angles to said Highway a distance of 255.0 feet to the Southeasterly line of Riverview Street in said Town of Crescent; thence Southwesterly along said Southeasterly line a distance of 205.0 feet to the most Westerly corner of parcel described in Deed Volume M72 page 7232; thence Southeasterly at right angles to said Highway a distance of 255.0 feet, more or less, to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of AmeriTitle the 14th day
of May A.D., 19 96 at 3:56 o'clock P M., and duly recorded in Vol. M96,
of Deeds on Page 13904.

FEE \$35.00

By Bernetha G. Letsch, County Clerk