

23631

SPECIAL WARRANTY DEED — STATUTORY FORM
INDIVIDUAL GRANTOR

Vol M96 Page 25977

KEITH V. RIVERS AND COLLEEN K. RIVERS, HUSBAND AND WIFE, Grantor,
conveys and specially warrants to KELLY V. RIVERS AND MICHELLE G. RIVERS, HUSBAND AND WIFE, Grantee,
the following described real property free of encumbrances created or suffered by the Grantor except as specifically
set forth herein, situated in KLAMATH County, Oregon to-wit:

THE SW1/4 SW1/4 NE 1/4 OF SECTION 13, TOWNSHIP 23 SOUTH, RANGE
9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, SAVING
AND EXCEPTING PROPERTY DEEDED TO KLAMATH COUNTY, IN VOLUME M81 PAGE
728 AND VOLUME M81 PAGE 731, DEED RECORDS OF KLAMATH COUNTY, OREGON.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

The property is free of all encumbrances created or suffered by the Grantor except

CONTRACT

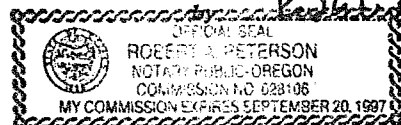
The true consideration for this conveyance is \$FULFILLMENT OF. (Here comply with the requirements of ORS 93.030)

Dated this AUGUST day of 19.96

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.

STATE OF OREGON, County of Washington ss.

This instrument was acknowledged before me on August 19, 1996.



My commission expires 9/20/97
Notary Public for Oregon

SPECIAL WARRANTY DEED

KEITH AND COLLEEN RIVERS

GRANTOR

KELLY AND MICHELLE RIVERS

GRANTEE

GRANTEE'S ADDRESS, ZIP

After recording return to:

KEY TITLE COMPANY

PO BOX 6178

BEND OR 97708

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 22nd day of August, 1996, at 1:02 o'clock P.M., and recorded in book/reel/volume No. M96 on page 25977 or as fee/file/instrument/microfilm/reception No. 23631, Record of Deeds of said County.

Witness my hand and seal of
County affixed.

Bernetha G Letsch, County Clerk

NAME

TITLE

By Cheryl Small Deputy

Fee \$30.00

96 AUG 22 P1:02