

24817

K-49748
SPECIAL WARRANTY DEED

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Recording Information Required by ORS 205.234

1. Name of Transaction: Special Warranty Deed
2. Name of Parties: Seller: D-Chutes Estates Oregon Ltd.
Buyer: Merle M. Keeney and Diane J. Keeney,
husband and wife
3. Person to Whom Documents to be Returned: Harold & Leahy
223 "A" Street Suite D
Springfield, OR 97477
4. True and Actual Consideration: \$4,250.00
5. Please Send Tax Statements to: Carl Engman
3593 Hayden Bridge Road
Springfield, OR 97477
- Tax Acct. No. _____
6. Information Required by ORS 205.125: N/A

KNOW ALL MEN BY THESE PRESENTS, that D-Chutes Estates Oregon Ltd., hereinafter called "Grantor," for consideration hereinafter stated, to Grantor paid by Merle M. Keeney and Diane J. Keeney, husband and wife, hereinafter called the "Grantee," does hereby grant, bargain, sell and specially warrant unto the said Grantee and Grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and the State of Oregon, described as follows:

Lot 4, Block 15, Tract 1042, Two Rivers North, according to the official plat thereof on file in the office of the County Clerk of 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 was lawfully seized in fee simple of the above-granted premises, free from all encumbrances created or suffered by the Grantor, except easements, conditions, restrictions and reservations

and encumbrances of record and that Grantor will specially warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons who may lawfully claim the same by, through or under the Grantor, except those claiming under the above-described encumbrances.

The true and actual consideration paid for this transfer stated in terms of dollars is \$4,250.00.

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.

IN WITNESS WHEREOF, the Grantor has executed this instrument on the 6 day of SEPTEMBER, 1996.

D-CHUTES ESTATES OREGON LTD.

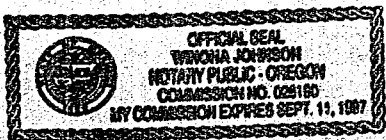
By: F. William Honsowetz

F. WILLIAM HONSOWETZ, Personal
Representative of the Estate of
Barbara Bedard, deceased, General
Partner.

STATE OF OREGON)
 : ss.
County of Lane)

Sept. 6, 1996

Personally appeared the above-named F. William Honsowetz, Personal Representative of the Estate of Barbara Bedard, General Partner of D-Chutes Estates Oregon, Ltd., who acknowledged the foregoing instrument to be its voluntary act and deed. Before me:



Wivona Johnson
Notary Public for Oregon
My Commission Expires: 9-11-97

2 - Special Warranty Deed

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title the 11th day
of September A.D., 19 96 at 3:10 o'clock PM., and duly recorded in Vol. M96
of Deeds on Page 28604.

FEE \$35.00

Bernetha G Letsch, County Clerk

By Christy Swannell