

31148

SPECIAL WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That Robert P. Ellingson and Helen M. Ellingson, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto HERO Partners, Ltd Partnership, 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:

Lot 11, Block 38, Hillside, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

(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 \$ — NONE —

ⓐ 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 30th day of December, 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.

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.

Robert P. Ellingson
Robert P. Ellingson

Helen M. Ellingson
Helen M. Ellingson

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on December 30th, 1996, by Robert P. Ellingson and Helen M. Ellingson

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



Therese Durett
Notary Public for Oregon

My commission expires _____

Robert P. Ellingson, et ux

Grantor's Name and Address

HERO Partners, Ltd Partnership
3000 Granview Drive
Baker City, Oregon 97814

Grantee's Name and Address

After recording return to (Name, Address, Zip):
HERO Partners, Ltd Partnership
3000 Granview Drive
Baker City, Oregon 97814

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

HERO Partners, Ltd Partnership
3000 Broadway
Baker City, Oregon 97814

SPACE RESERVED
FOR
RECORDOR'S USE

STATE OF OREGON, } ss.
County of Klamath

I certify that the within instrument was received for record on the 10th day of January, 1997, at 3:15 o'clock P.M., and recorded in book/reel/volume No. M97 on page 817 and/or as fee/file/instrument/microfilm/reception No. 31148, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Bernetha G. Letsch, Co Clerk

By Therese Durett Deputy

FEE: \$30.00

30cc