

MTC 1396-8343
SPECIAL WARRANTY DEED

RUFUS B. WILSON and ANNABETH P. WILSON, husband and wife, Grantors, convey and specially warrant to JAMES T. FORBES and ANGIE FORBES, husband and wife, Grantees, the following described real property situate in Klamath County, State of Oregon, free of encumbrances created or suffered by the grantor except as specifically set forth herein, legally described as follows, to-wit:

All of that portion of the S $\frac{1}{2}$ SE $\frac{1}{4}$ SW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 16, Township 28 South, Range 8 EWM in the County of Klamath, State of Oregon, that is located East of the Old Oregon Truck Railway right of way conveyed by Deed recorded November 14, 1910, in Book 30 at page 377, Deed Records.

TOGETHER WITH a certain Lamplighter 14X66 mobile home bearing License #X#190916, Serial #14133, which is firmly affixed to the property.

SUBJECT TO contracts and/or liens for irrigation and/or drainage, the schedule of exclusions from coverage, together with any schedules contained in standard title policies, reservations, easements, restrictions and rights-of-way of record and those apparent on the land.

ALSO SUBJECT TO rights of the public in and to any portion of the herein described property lying within the boundaries of roads or highways.

ALSO SUBJECT TO an easement created by instrument, including the terms and provisions thereof,

Dated : September 21, 1928
Recorded : December 3, 1928 Book: 82 Page: 637
In favor of : The Pacific Telephone & Telegraph Company
For : Poles and Wires

ALSO SUBJECT TO an easement created by instrument, including the terms and provisions thereof,

Dated : July 22, 1963
Recorded : August 3, 1963 Book: 347 Page: 130
For : Right of egress and ingress along the East, North and South lines

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING AND 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.

THE TRUE AND ACTUAL CONSIDERATION for this conveyance is \$35,000.00.

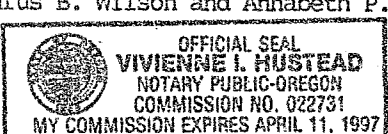
DATED this 18th day of April, 1994.

Rufus B. Wilson
RUFUS B. WILSON, Grantor

Annabeth P. Wilson
ANNABETH P. WILSON, Grantor

STATE OF OREGON/County of Klamath) ss.

THIS INSTRUMENT was acknowledged before me this 18 day of April, 1994
Rufus B. Wilson and Annabeth P. Wilson, husband and wife.



Vivienne I. Husted
NOTARY PUBLIC FOR OREGON
My Commission Expires: 4-11-97

AMERITITLE has recorded this instrument by request as an accommodation only, and has not examined it for legal sufficiency or as to its effect upon the title to any real property that may be described therein.

GRANTORS NAME AND ADDRESS: _____

GRANTEES NAME AND ADDRESS: _____

AFTER RECORDING, RETURN TO: James & Angie Forbes
P. O. Box 132, Crescent, OR 97731

UNTIL A CHANGE IS REQUESTED, same - no change

SEND TAX STATEMENT TO: _____

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the _____ 9th day
of June A.D., 19 97 at 3:44 o'clock P. M., and duly recorded in Vol. M97
of _____ Deeds on Page 17602

FEE \$30.00

By Bernetha G. Letsch, County Clerk
Kathleen Ross