

KL MA

39671

SPECIAL WARRANTY DEED

Vol. M97 Page 19145

KNOW ALL MEN BY THESE PRESENTS, That

THE NATURE CONSERVANCY

, hereinafter called grantor,

for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto

DOUGLAS K. IVEY AND SANDY P. IVEY, husband and wife

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:

Parcel 2 of Partition No. 19-97 recorded June 12, 1997 in the office of the County Clerk of Klamath County, Oregon, situated in Section 34, Township 36 South, Range 7, East of the Willamette Meridian, 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 \$130,000.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (The sentence between the symbols @, if not applicable, should be deleted. See ORS 23.030.)

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 16th day of June, 1997; 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.

THE NATURE CONSERVANCY

BY: X

Douglas K. Hall

STATE OF OREGON, County of APLINGTON ss.This instrument was acknowledged before me on June 18, 1997,by DOUGLAS K. HALL

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

by _____

as _____

of _____

Debra G. Mans

Notary Public for Oregon

My commission expires 6/30/99

VIRGINIA

THE NATURE CONSERVANCY

Grantor's Name and Address

DOUGLAS & SANDY IVEY

Grantee's Name and Address

After recording return to (Name, Address, Zip):

DOUGLAS K. & SANDY P. IVEY

731 MINER ROAD

ORINDA, CALIFORNIA 94563

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

SAME AS LISTED ABOVE

SPACE RESERVED
FOR
RECORDER'S USE

Fee: \$30.00

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 20th day of June, 1997, at 3:10 o'clock P.M., and recorded in book/reel/volume No. M97 on page 19145 and/or as fee/file/instrument/microfilm/reception No. 39671, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Bernetha G. Letsch, Co. Clerk

By Bernetha G. Letsch, Deputy