

OK

51246

SPECIAL WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That BILLIE R. RAY and FARLEY M. RAY,  
husband and wife

hereinafter called grantor,  
for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto RICHARD A. KING  
and MARY K. KING, 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 anywise appertaining, situated in the County  
of KLAMATH, State of Oregon, described as follows, to-wit:

The North 85 feet of Tract No. 2 of DeWitt Home Tracts,  
according to the official plat thereof on file in the  
office of the County Clerk of Klamath County, Oregon.

SUBJECT TO reservations and restrictions of record,  
easements and rights of way of record and those  
apparent on the land.

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

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

And the grantor hereby covenants to and with the said grantee and grantee's heirs, successors and assigns  
that said real property is free from encumbrances created or suffered thereon by grantor and that grantor will war-  
rant 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 \$ 22,000.00

~~THE WHOLE OF THE NORTH 85 FEET OF TRACT NO. 2 OF DEWITT HOME TRACTS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON, IS HEREBY GRANTED, BARGAINED, SOLD AND CONVEYED TO THE SAID GRANTEE AND GRANTEE'S HEIRS, SUCCESSORS AND ASSIGNS FOREVER.~~  
(The sentence between the symbols D, if not applicable, should be deleted. See ORS 93.030.)

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.

In Witness Whereof, the grantor has executed this instrument this 2nd day of December, 1988;  
if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by  
order of its board of directors.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DE-  
SCRIBED 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 KLAMATH

12-2, 1988

Personally appeared the above named BILLIE  
R. and FARLEY M. RAY, husband  
and wife

and acknowledged the foregoing instru-  
ment to be their voluntary act and deed.

Before me:

(OFFICIAL  
SEAL)

Amela Spencer

Notary Public for Oregon

My commission expires 8-16-92

STATE OF OREGON, County of \_\_\_\_\_ ) ss.

\_\_\_\_\_, 19\_\_\_\_

Personally appeared \_\_\_\_\_ and

\_\_\_\_\_, who, being duly sworn,

each for himself and not one for the other, did say that the former is the

\_\_\_\_\_, president and that the latter is the

\_\_\_\_\_, secretary of \_\_\_\_\_

\_\_\_\_\_, a corporation,

and that the seal affixed to the foregoing instrument is the corporate seal

of said corporation and that said instrument was signed and sealed in be-  
half of said corporation by authority of its board of directors; and each of

them acknowledged said instrument to be its voluntary act and deed.

Before me:

(OFFICIAL  
SEAL)

Notary Public for Oregon

My commission expires: \_\_\_\_\_

(If executed by a corporation,  
affix corporate seal)

BILLIE R. and FARLEY M. RAY

GRANTOR'S NAME AND ADDRESS

RICHARD A. and MARY K. KING

GRANTEE'S NAME AND ADDRESS

After recording return to:

Richard & Mary King

921 Vista Way

Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

SAME - no change

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath

I certify that the within instru-  
ment was received for record on the  
8th day of January, 1998

at 11:16 o'clock A.M., and recorded

in book/reel/volume No. M98 on

page 542 or as fee/title/instru-

ment/microfilm/reception No. 51246,

Record of Deeds of said county.

Witness my hand and seal of

County affixed.

Bernetha G. Letsch, Co. Clerk

NAME

TITLE

By Kathleen Rues Deputy

Fee: \$30.00