

52378

MTC 43474 Vol. 1498 Page 2826

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That Raymond Bjurling and Kathryn Bjurling as tenants in common as to Parcel No. 1 and Raymond D. Bjurling and Kathryn Bjurling as tenants in common as to Parcel No. 2 hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Irene Madoux

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:

PLEASE SEE ATTACHED EXHIBIT "A"

98 JUN 29 P 3:05

***L. Bjurling as tenants in common as to Parcel No. 2.

(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 \$ 13,995.34

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 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 28 day of January, 1998; 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.

Raymond Bjurling
Raymond D. Bjurling, Jr.
Kathryn Bjurling
Kathryn L. Bjurling
Kathryn L. Bjurling
Kathryn L. Bjurling

STATE OF OREGON, County of Deschutes ss.This instrument was acknowledged before me on January 28, 1998.

by Raymond Bjurling, Raymond D. Bjurling, Jr., Kathryn Bjurling,
Kathryn L. Bjurling. This instrument was acknowledged before me on January 28, 1998.

by _____

as _____



OFFICIAL SEAL
JULI SEATON
NOTARY PUBLIC-OREGON
COMMISSION NO. 301723
MY COMMISSION EXPIRES MAY 14, 2001

Juli Seaton
Notary Public for Oregon

My commission expires 5/14/01

STATE OF OREGON,

County of _____ } ss.

I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock _____ M., and recorded in book/roll/volume No. _____ on page _____ and/or as fee/life/instrument/record of deeds of said County.

Witness my hand and seal of County affixed.

NAME

TITLE

By _____ Deputy

Grantor's Name and Address

Grantee's Name and Address

After recording return to (Name, Address, Zip)

Ameritine

P.O. BOX 762

20273 REED LANE

BEND, OREGON 97702

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

Patricia Brisco

144568 Birchwood Drive

LaPine, OR 97739

SPACE RESERVED
FOR
RECORDING USE

EXHIBIT "A"
LEGAL DESCRIPTIONPARCEL 1:

Lot 90 in Block 1 of TRACT 1060 - SUN FOREST ESTATES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PARCEL 2:

Lot 91, Block 1, SUN FOREST ESTATES, TRACT 1080, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 29th day
of January A.D., 19 98 at 3:05 o'clock P. M., and duly recorded in Vol. M98,
of Deeds on Page 2826.

FEE \$35.00

By Bernetha G. Letsch, County Clerk
Kathleen Rose