

52378

MTC 43474 Vol. 148 Page 2826 (4)

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, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Douglas LeFor and Teresa Maddox

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"

CO CO 29 JUN 98

Raymond 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 93.630.)

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 FEED TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

*Raymond L. Bjurling* *Raymond L. Bjurling*  
Raymond L. Bjurling, Raymond D. Bjurling,  
Kathryn Bjurling, Kathryn L. Bjurling  
Kathryn L. Bjurling

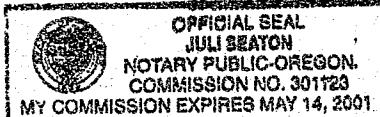
STATE OF OREGON, County of Deschutes ) ss.

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

by

as



*Gill Nelson*  
Notary Public for Oregon  
My commission expires 5/14/01

SPACE RESERVED  
FOR RECORDER'S USESTATE OF OREGON,  
County of \_\_\_\_\_ } ss.

I certify that the within instrument was received for record on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_\_, at \_\_\_\_\_ o'clock A.M., and recorded in book/reel/volume No. \_\_\_\_\_ on page \_\_\_\_\_ and/or as fee/life/instrument/microfilm/recitation No. \_\_\_\_\_ Record of Deeds of said County.

Witness my hand and seal of  
County affixed.

NAME \_\_\_\_\_  
By \_\_\_\_\_ Deputy \_\_\_\_\_

|                                                                                             |  |
|---------------------------------------------------------------------------------------------|--|
| Grantor's Name and Address                                                                  |  |
| Kathryn L. Bjurling                                                                         |  |
| AmeriTitle                                                                                  |  |
| P.O. BOX 762                                                                                |  |
| 20273 NEED LANE                                                                             |  |
| BEND, OREGON 97701                                                                          |  |
| Call requested otherwise send all fax statements to (Name, Address, Zip)<br>Patricia Bricco |  |
| 144568 Birchwood Drive                                                                      |  |
| LaPine, OR 97739                                                                            |  |

2867

EXHIBIT "A"  
LEGAL DESCRIPTION

PARCEL 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

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PRELIMINARY REPORT

Form No. 1410

PRELIMINARY REPORT ONLY