

NS

58236

'98 MAY 15 AM 1:07 Vol. M98 Page 16627

Renee Peterson

P.O. Box 2103

La Pine, Oregon 97739

Grantor's Name and Address

Russell and Terra Geddes

11521 Alderwood Dr.

La Pine, Oregon 97739

Grantee's Name and Address

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

Russell and Terra Geddes

11521 Alderwood Dr.

La Pine, Oregon 97739

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

Same as above

SPACE RESERVED
FOR
RECORDER'S USE

Fee: \$30.00

098

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 15th day of May, 1998, at 11:07 o'clock A.M., and recorded in book/reel/volume No. M98 on page 16627 and/or as fee/file/instrument/microfilm/reception No. 58236-Deed Records of said County.

Witness my hand and seal of County affixed.

Bernetha G. Letsch, Co. Clerk
NAME TITLE

By Kathleen Ross, Deputy.

SPECIAL WARRANTY DEED

KNOW ALL BY THESE PRESENTS that Renee Peterson, an individual

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by Russell W. Geddes Sr. and Terra E. Geddes, husband and wife

hereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

Lot 12 in Block 11, SUN FOREST ESTATES, Tract 1060, Klamath County, Oregon.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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

And grantor hereby covenants to and with 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 fulfillment of contract. However, the actual consideration consists of or includes other property or value given or promised which is ☐ the whole ☒ part of the (indicate which) consideration. (The sentence between the symbols Φ , 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 12th day of May, 1998; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so 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.

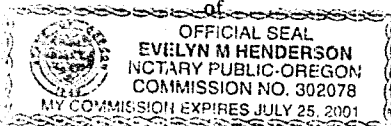
Renee Peterson

STATE OF OREGON, County of DESCHUTES ss.

by RENEE PETERSON This instrument was acknowledged before me on May 12, 1998.

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

by _____ as _____



Evelyn M. Henderson
Notary Public for Oregon

My commission expires 7-25-01