

HL

61604

SPECIAL WARRANTY DEED

Vol. M98 Page 23941KNOW ALL MEN BY THESE PRESENTS, That RAYMOND M. SCHIFFMAN

hereinafter called grantor,
 for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto BARBARA J. SCHIFFMAN and PAUL DOYLE SCHIFFMAN as tenants in common
 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:

The following property retaining a life estate therein for
RAYMOND M. SCHIFFMAN for the life of RAYMOND M. SCHIFFMAN.

Lot 4 in Block 2 of RIVERVIEW according to
 the official plat thereof on file in the
 office of the County Clerk of 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 \$ 10.00.

However, the actual consideration consists of or includes other property or value given or promised which is part of the 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 13 day of August, 19 93
 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 M. Schiffman

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on Aug. 13, 1993, 19____,
 by Raymond M. Schiffman

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

as _____

of _____

Sherville

My commission expires 11-4-93

Notary Public for Oregon

RAYMOND M. SCHIFFMAN
 1828 Riverside Dr.
 Klamath Falls, OR 97601
 Grantor's Name and Address

BARBARA J. SCHIFFMAN
 1172 Hawthorne
 Roseburg, OR 97470
 Grantee's Name and Address

After recording return to (Name, Address, Zip):
BARBARA J. SCHIFFMAN
1172 Hawthorne
ROSEBURG, OR 97470

Until requested otherwise send all tax statements to (Name, Address, Zip):
RAYMOND M. SCHIFFMAN
1828 Riverside Drive
Klamath Falls, OR 97601

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 7th day
 of July, 19 98, at
3:15 o'clock P.M., and recorded in
 book/reel/volume No. M98 on page
23941 and/or as fee/file/instru-
 ment/microfilm/reception No. 61604,
 Record of Deeds of said County.

Witness my hand and seal of
 County affixed.

Bernetha G. Letsch, Co. Clerk

By Kathleen R. R., Deputy