

65741

SPECIAL WARRANTY DEED

Vol. 1198 Page 32633

KNOW ALL MEN BY THESE PRESENTS, That GLENN H. MUNSELL & GRACE L. MUNSELL, husband & wife, as to an undivided 1/2 interest, & GUY F. MUNSELL & LOIS R. * hereinafter called grantors for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto RONALD K. BISAHA

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:

Lot Seven (7), Block Thirty-eight (38), FIRST ADDITION TO THE CITY OF KLAMATH FALLS, Klamath County, Oregon. (Code 001, Account 411049, R 38 09 032 BA, 14900)

AMERITITLE, has recorded this instrument by request as an accommodation 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.

* MUNSELL, husband & wife, as to an undivided 1/2 interest

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 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 \$ 30,000.00

~~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 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.~~

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 on September 12, 1990; if a corporate grantor, it has caused its name to be signed and its seal affixed by an officer or other person duly authorized to do so by 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.

(If executed by a corporation, affix corporate seal and use the form of acknowledgment opposite.)

STATE OF OREGON,

County of Jackson

ss.

This instrument was acknowledged before me on September 12, 1990, by GLENN H.

MUNSELL and GRACE L. MUNSELL, husband and wife,

Notary Public for Oregon

(SEAL)

My commission expires: 3-2-91

STATE OF OREGON,

County of

ss.

This instrument was acknowledged before me on 19, by

as

of

Notary Public for Oregon

My commission expires:

(SEAL)

GLENN H. MUNSELL and GRACE L. MUNSELL, husband and wife, an undivided 1/2 interest, and GUY F. MUNSELL and LOIS R. MUNSELL, husband and wife, an undivided 1/2 interest, address RONALD K. BISAHA

GRANTEE'S NAME AND ADDRESS

After recording return to:

Ronald K. Bisaha
P.O. Box 793
Canyonville, OR 97417

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

ss.

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

Witness my hand and seal of County affixed.

NAME

TITLE

By Deputy

20255

2PM

EXP-4951JTM

32634

STATE OF OREGON,

County of Deschutes

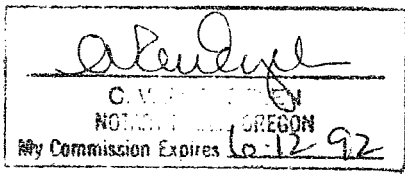
ss.

FORM NO. 23 — ACKNOWLEDGMENT
STEVENS-NESS LAW PUB. CO. PORTLAND, ORE.

BE IT REMEMBERED, That on this 13th day of September, 1990, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named GUY F. MUNSELL and LOIS R. MUNSELL, husband and wife

known to me to be the identical individuals described in and who executed the within instrument and acknowledged to me that they executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.


C. Van Engelen
NOTARY PUBLIC FOR OREGON
My Commission Expires 6-12-92

C. Van Engelen
Notary Public for Oregon.
My Commission expires 6-12-92

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 4th day of September A.D., 19 98 at 11:30 o'clock A M., and duly recorded in Vol. M98 of Deeds on Page 32633.

FEE \$35.00

By Bernetha G. Letsch, County Clerk
Karin Ross