

NS

71462

98 DEC 15 AIO 57

Vol m98 Page 45755Walter Davis82274 River RoadCreswell, Ore 97426

Grantor's Name and Address

Grantee's Name and Address

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

M. Fedje5725 N PrincetonPortland Ore 97203

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

Ms Mary Fedje5725 N PrincetonPortland Ore 97203SPACE 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 15th day of December, 1998, at 10:57 o'clock A. M., and recorded in book/reel/volume No. M98 on page 45755 and/or as fee/file/instrument/microfilm/reception No. 71462-Deed Records of said County.

Witness my hand and seal of County affixed.

Bernetha G. Letsch, Co. Clerk
NAME TITLE

By Kathleen Roes, Deputy.

SPECIAL WARRANTY DEED

KNOW ALL BY THESE PRESENTS that WALTER W. DAVIS

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by MARY FEDJE

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 TWELVE (12), BLOCK (60), JACK PINE VILLAGE, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE WITH THE COUNTY CLERK OF KLAMATH COUNTY AND SUBJECT TO THE BUILDING AND USE RESTRICT TIONS APPURTENANT THERETO AND ON FILE IN VOLUME M-69, PAGE 3870 DEED RECORDS.

THIS DEED IS IN FULFILLMENT OF THAT CERTAIN LAND SALE DATED JUNE 18, 1975 and contract recorded KLAMATH COUNTY, ORE.

(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 \$..... © 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 ©, 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 day of, 19....; 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.

Walter W Davis

STATE OF OREGON, County of Lane

This instrument was acknowledged before me on April 7, 1998

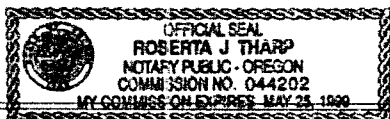
by Walter W. Davis

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

by

as

of



Roberta J. Tharp
Notary Public for Oregon

My commission expires May 25, 1999

ch
30