

1999 JUN 16 PM 2:36

Vol M99 Page 23711

K53992

STATUTORY SPECIAL WARRANTY DEED

Kenneth S. Curbow and Marie M. Curbow Grantor, conveys and specially warrants unto Thomas Montoya Wilcox and Linda Raye Wilcox Grantee, who resides at P.O. Box 270, Cresent, Oregon 97733, the real property set forth on Exhibit "A", free of encumbrances created or suffered by the Grantor, except as specifically set forth herein.

SUBJECT TO:

1. Reservations and restrictions in deed executed by the State of Oregon, by and through its State Highway Commission to A.J. Wirtz and Betty L. Wirtz, husband and wife, dated July 22, 1953, recorded November 14, 1953, in Volume 264 page 71, Deed records of Klamath County, Oregon, as follows: "Provided, however, there is reserved to the grantor and waived and relinquished by the grantees all right of access between the above described real property and the right of way of the Crescent Section of the The Dalles-California Highway abutting on the Easterly side of said parcel which public highway is further identified as State Highway No. 4. This reservation and exception shall run with the lands and shall not be subject to modification, cancellation or destruction by adverse user or estoppel, no matter how long continued. Nothing in this conveyance contained shall be construed as conveying any estate, right, title, or interest in and to the public highway right of way or any right or reversion therein or thereto." Affects Lot 12.

40 THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. PURCHASER SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

The true and actual consideration for this transfer is

STATUTORY SPECIAL WARRANTY DEED
RE3/Curbow2

23712

\$80,000.00, which includes \$3,000.00 in consideration for equipment not a part of the real property.

DATED this 4 day of July, 1990.

Kenneth S. Curbow
Kenneth S. Curbow, Grantor

Marie M. Curbow
Marie M. Curbow, Grantor

STATE OF OREGON)
)ss.
County of Deschutes)

Personally appeared this 6th day of July, 1990, the above named Kenneth S. Curbow and Marie M. Curbow and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Jessie Anne Wallace
Notary Public for Oregon
My commission expires: 6-26-93

UNTIL A CHANGE IS REQUESTED
ALL TAX STATEMENTS SHALL BE
SENT TO: (no change)

23713

Lots 9, 10, 11, 12 and 13 in Block 42 of Crescent, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, TOGETHER with the Westerly 8 feet of the alley adjacent to said lots, ALSO the Easterly 8 feet of the vacated alley in said Block 42 adjacent to Lot 5 of said block.

EXCEPTING therefrom that portion lying and being Northwesterly of a line 50 feet Southeasterly of and parallel to the present relocated center line of the Dalles-California Highway.



State of Oregon, County of Klamath
Recorded 6/16/99, at 2:36 p. m.
In Vol. M99 Page 23711

Linda Smith,

County Clerk

Fees 40 - KR