

1999 OCT 21 PM 3:37

SPECIAL WARRANTY DEED - STATUTORY FORM  
INDIVIDUAL GRANTOR

Vol M99 Page

42101

DOLORES M. BONOME

conveys and specially warrants to THEODORE A. DeVRIES, TRUSTEE OR SUCCESSOR TRUSTEE \*\*,  
the following described real property free of encumbrances created or suffered by the Grantor except as specifically  
set forth herein, situated in Klamath County, Oregon to-wit:

\*\* OF PACIFIC COVE TRUST

See legal description attached and made a part hereto

AMERITLE, 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.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

The property is free of all encumbrances created or suffered by the Grantor except

NONE

The true consideration for this conveyance is \$364188.86 (Here comply with the requirements of ORS 93.030)

Dated this 18 day of October, 1999

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.

Dolores M. Bonome  
DOLORES M. BONOME

STATE OF OREGON, County of Multnomah ss. October 18, 1999

This instrument was acknowledged before me on  
Dolores M. Bonome

OFFICIAL SEAL  
STEPHANIE A. BATES  
NOTARY PUBLIC-OREGON  
COMMISSION NO. A047705  
MY COMMISSION EXPIRES NOV. 1, 1999

*Stephanie A. Bates*  
Notary Public for Oregon  
My commission expires

## SPECIAL WARRANTY DEED

BONOME

GRANTOR

PACIFIC COVE TRUST

GRANTEE

GRANTEE'S ADDRESS, ZIP

After recording return to:  
PACIFIC COVE TRUST

4575 N. E. 81st Avenue  
Portland, Oregon 97218

NAME, ADDRESS, ZIP

Until a change is requested, all tax statements  
shall be sent to the following address:  
same as above

NAME, ADDRESS, ZIP

SPACE RESERVED  
FOR  
RECORDER'S USE

STATE OF OREGON,

County of ss.

I certify that the within instru-  
ment was received for record on the  
day of 1999,  
at o'clock M., and recorded  
in book/reel/volume No. on  
page or as fee/tile/instru-  
ment/microfilm/reception No.  
Record of Deeds of said County.

Witness my hand and seal of  
County affixed.

NAME TITLE  
By Deputy

35M

# **EXHIBIT "A"** **LEGAL DESCRIPTION**

The following described real property situate in Klamath County, Oregon: A tract of land situated in the NW1/4 SW1/4 of Section 7, Township 38 South, Range 9 East, Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at the West 1/4 corner of said Section 7; thence South 89 degrees 49' East 799.00 feet to the Westerly right of way line of Highway 97 (Dalles-California Highway); thence South 11 degrees 36' East along said right of way line 506.29 feet; thence South 78 degrees 24' West 99.36 feet to the True Point of Beginning of this description; thence continuing South 78 degrees 24' West 286.05 feet; thence South 07 degrees 55' 20" East 272.69 feet; thence South 85 degrees 03' 50" West 92.90 feet; thence South 00 degrees 06' 00" East 37.00 feet; thence South 69 degrees 30' 10" East 475.00 feet (South 69 degrees 29' East 474.8 feet by recorded Survey No. 2148, as recorded in the office of the Klamath County surveyor); thence North 11 degrees 36' West 87.00 feet; thence North 78 degrees 24' East 73.15 feet; thence North 11 degrees 36' West 13.00 feet; thence North 78 degrees 24' East 27.00 feet to the Westerly right of way line of said Highway; thence North 11 degrees 36' West along said right of way line, 132.35 feet; thence South 85 degrees 27' 15" West 92.51 feet; thence North 11 degrees 54' 47" West 74.84 feet; thence North 74 degrees 21' 03" East 45.98 feet; thence North 11 degrees 30' 13" West 57.41 feet to the Southerly edge of a concrete sidewalk; thence along the Southerly and Westerly edge of said sidewalk, South 78 degrees 16' 22" West 43.47 feet and North 16 degrees 40' 10" West 125.02 feet; thence North 73 degrees 19' 50" East 5.50 feet; thence North 16 degrees 40' 10" West 46.06 feet to the True Point of Beginning; with bearings based on said recorded Survey No. 2148.

State of Oregon, County of Klamath  
Recorded 10/21/99, at 2:37 p.m.  
In Vol. M99 Page 42141  
Linda Smith,  
County Clerk      Fee \$ 25.00