

MTC 1396-4643  
SPECIAL WARRANTY DEED

Vol M03 Page 05918

GARY D. CLAPSHAW, Grantor, conveys and warrants to CRAIG LEE HENDERSON and ELINOR M. SHANKLIN, husband and wife, Grantees, the following described real property free of encumbrances created or suffered by the Grantor, except as specifically set forth herein and on the attached Exhibit A:

The South half of the North half (S $\frac{1}{2}$ N $\frac{1}{2}$ ) of Section 34, Township 24 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon. (Acct. #2408-2700, Key No. 148423).

Together with an Easement for ingress and egress, given by Crown Pacific (Oregon) Limited Partnership, to Gary D. Clapshaw, dated September 1, 1994, recorded September 6, 1994, in Volume M94 page 27925, Deed Records of Klamath County, Oregon.

SUBJECT TO: Rights of the public and of governmental bodies in and to any portion of the above described property lying below the high water line of the Little Deschutes River.

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.

The true and actual consideration for this conveyance is \$ 155,000.00.

DATED this 16 day of January 1995.

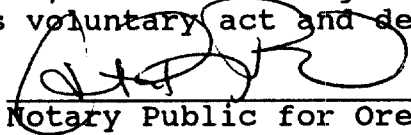
  
GARY D. CLAPSHAW

STATE OF OREGON )  
 ) ss.  
County of Washington )

On this 16 day of January 1995, personally appeared the above named GARY D. CLAPSHAW, and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me:



  
Notary Public for Oregon  
My commission expires: \_\_\_\_\_

GRANTOR:  
GARY D. CLAPSHAW  
12841 NE 244TH St.  
Battleground, WA 98604

GRANTEE:  
CRAIG LEE HENDERSON and ELINOR M. SHANKLIN  
2670 SW Corona  
Portland, Oregon 97201

AFTER RECORDING RETURN TO:  
CRAIG LEE HENDERSON and ELINOR M. SHANKLIN  
2670 SW Corona  
Portland, Oregon 97201

SEND TAX STATEMENTS TO:  
CRAIG LEE HENDERSON and ELINOR M. SHANKLIN  
2670 SW Corona  
Portland, Oregon 97201

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.

State of Oregon, County of Klamath  
Recorded 01/30/2003 3:36 p. m.  
Vol M03 Pg 05918-19  
Linda Smith, County Clerk  
Fee \$ 26.00 # of Pgs 2

26.00

1. The assessment roll and the tax roll disclose that the within described premises were specially assessed as Forest Land. Taxes for the year 1994-95 and possibly prior years have been deferred pursuant to ORS 321.805 to 321.810. These, plus earned interest are due and payable when said reason for the deferment no longer exists.
2. Any adverse claim based upon the assertion that some portion of said land have been removed from or brought within the boundaries thereof by an avulsive movement of the Little Deschutes River or has been formed by the process of accretion or reliction or has been created by artificial means or has accreted to such portion so created.
3. Such rights and easements for navigation and fishery which may exist over that portion of said land lying beneath the waters of Little Deschutes River.
4. Subject to terms and provisions included in Easement, from Crown Pacific (Oregon) Limited Partnership, an Oregon limited partnership, to Gary D. Clapshaw, dated September 1, 1994, recorded September 9, 1994, in Volume M94 page 27925, Deed Records of Klamath County, Oregon.