

NS

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05 JUN 27 AM 0:50

Grantor's Name and Address

Grantee's Name and Address

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

ADAM J. CHRISTIN
9376 HASTY AVENUE
DOWNEY, CA 90240

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

(SAME AS ABOVE)

RECORDER'S USE

State of Oregon, County of Klamath

Recorded 06/27/05 8:50a m

Vol M05 Pg 48190-91

Linda Smith, County Clerk

Fee \$ 26.00 # of Pgs 2

By _____, Deputy.

SPECIAL WARRANTY DEED

KNOW ALL BY THESE PRESENTS that

FRANK T. HALVORSEN and CRUZ R. HALVORSEN, husband and wife

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

ADAM CHRISTIN and JOSEFINA CHRISTIN, husband and wife

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:South 1/2 Northeast 1/4 Southeast 1/4 Southwest 1/4,
of Section 16, Township 28 South, Range 8 East of the
Willamette Meridian, Klamath County, Oregon, containing
5.00 acres.SUBJECT TO the right of way in favor of
Pacific Telephone and Telegraph Company, recorded December
3, 1928, Volume 82, Page 637, Deed Records for Klamath
County, and subject to any lien or encumbrance made or
permitted to be made by Grantee herein subsequent to that
contract dated November 30, 1987 and recorded January 7,
1988 in Volume M88, Page 351, Klamath County Records.

(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 \$ 6,000. 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 26 day of April, 1999; 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.

Frank T. Halvorsen

Frank T. Halvorsen

Cruz R. Halvorsen

Cruz R. Halvorsen

STATE OF OREGON, County of Marion ss.This instrument was acknowledged before me on April 26, 19 99,by Frank T. Halvorsen and Cruz R. Halvorsen

This instrument was acknowledged before me on _____, 19____,

by _____



Leah M. Mudge
Notary Public for Oregon
My commission expires Aug 25, 2002

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BARGAIN AND SALE DEED
AND
ASSIGNMENT OF CONTRACT

WITNESSETH, that I, FRANK T. HALVORSEN, Personal Representative of the Estate of Hakon H. Halvorsen, deceased, Marion County Probate Department No. 87C-40843, for and in consideration of the distribution of said Estate, do hereby GRANT, BARGAIN, SELL, CONVEY ASSIGN, TRANSFER and SET OVER unto FRANK T. HALVORSEN and CRUZ R. HALVORSEN, husband and wife, said Estate's right, title and interest in and to that certain contract of sale dated November 30, 1987, recorded January 7, 1988, Volume M88, Page 351, Klamath County, Oregon Records, and the real property described herein, by the between Frank T. Halvorsen, Personal Representative, Seller, and Adam Christin and Josefina Christin, husband and wife as Purchasers, providing for the sale to said Christins, of the following described real property:

South 1/2 Northeast 1/4 Southeast 1/4 Southwest 1/4, of Section 16, Township 28 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, containing 5.00 acres. SUBJECT TO the right of way in favor of Pacific Telephone and Telegraph Company, recorded December 3, 1928, Volume 82, Page 637, Deed Records for Klamath County, Oregon.

TO HAVE AND TO HOLD the same unto the said assignees, their successors and assigns, as aforesaid.

And I do hereby covenant and agree to and with the above named assignees, their successors and assigns, that the sum of \$ 4,514.55 with interest at the rate of 8% from June 30, 1988, is now owing on the whole of said contract of sale, and that I have good right to transfer the decedent's and the Estate's interest in the same.

IN WITNESS WHEREOF, I have hereunto set my hand this 11th day of June, 1988.

Frank T. Halvorsen
Frank T. Halvorsen

STATE OF OREGON)
) ss.
County of Marion)

On this 11th day of June, 1988, personally appeared the within named FRANK T. HALVORSEN, and acknowledged the foregoing instrument to be his voluntary act and deed.

Betty H. Wilco
Notary Public for Oregon
My commission expires: 2/21/92

UNTIL A CHANGE IS REQUESTED, TAX STATEMENTS TO:

Adam Christin and Josefina Christin, 25514 January Dr, Apt. C, Torrance, CA 90505

AFTER RECORDING, RETURN TO: Frank T. Halvorsen

SHERMAN, BRYAN, SHERMAN & MURCH

ATTORNEYS AT LAW

Post Office Box 2247

687 Court Street N.E.

SALEM, OREGON 97308-2247

at:

16788 Abiqua Rd. NE
Salem, OR 97381