



08/10/2007 03:27:46 PM

Fee: \$31.00

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That BARNEY R. HILL and DIANA L. HILL, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto PHILIP S. DENNEY and MARILYN K. DENNEY, hereinafter called grantee, and unto grantee's heirs, successors and assigns, all of that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

Lot 128, Block 70, FIFTH ADDITION TO NIMROD RIVER PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: See Exhibit "A".

TO HAVE AND TO HOLD the same unto the said grantee and grantee's heirs, successors and assigns forever.

And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns that said 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 \$20,835.56.

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 18th day of October 18, 1991.

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.

Barney R. Hill
BARNEY R. HILL

Diana L. Hill
DIANA L. HILL

STATE OF OREGON)
) ss.
COUNTY OF KLAMATH)

The foregoing instrument was acknowledged before me this 18th day of September, 1991, by BARNEY R. HILL and DIANA L. HILL.

(SEAL)

AMERITITLE, has recorded this
instrument by request as an accomodation 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.

Kristin L. Redd
Notary Public for Oregon
My Commission Expires 11/16/91

31 HMT

GRANTOR'S NAME AND ADDRESS:

BARNEY R. and DIANA L. HILL
3290 E. Langell Valley Road
Bonanza, OR 97623

GRANTEE'S NAME AND ADDRESS:

Philip S. and Marilyn K. Denney
P. O. Box 114
Sprague River, OR 97639

AFTER RECORDING RETURN TO:

Philip & Marilyn Denney
P. O. Box 114
Sprague River, OR 97639

UNTIL A CHANGE IS REQUESTED, ALL
TAX STATEMENTS SHALL BE SENT TO
THE FOLLOWING ADDRESS:

Philip S. and Marilyn K. Denney

STATE OF OREGON,)
) ss.
COUNTY OF KLAMATH)

I certify that the within
instrument was received for record
on the ____ day of _____, 19____,
at _____ o'clock __M., and
recorded in book/reel/volume No. _____
on page _____ or
as fee/file/instrument/microfilm/
reception No. _____, Record
of Deeds of said county.

Witness my hand and seal of
County affixed.

Name	Title
By _____	Deputy

EXHIBIT A

1. Taxes for the fiscal year 1991-1992, a lien not yet due and payable.

Account No: 3611 003C0 04400

Key No: 341892

Code: 010

2. Mobile Homes taxes for the fiscal year 1991-1992, a lien not yet due and payable.

Account No: M-115607

Key No: 47577

Code: 010

3. Restrictions as contained in plat dedication, to wit:

"Subject to a sixteen (16) foot easement for future public utilities along the back and side lines of all lots, said easement to be centered on lines of adjacent lots; subject to a twenty (20) foot building setback line along the front of all lots and to easements and reservations of record and additional restrictions as provided in any recorded protective covenants."

4.. Covenants, conditions and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, subject to the terms and provisions thereof, recorded July 22, 1968 in Volume M68, page 6636, Microfilm Records of Klamath County, Oregon.

5. Real Estate Contract, subject to the terms and provisions thereof, Memorandum of which was,

Recorded: November 16, 1976

Volume: M76, page 18234, Microfilm Records of Klamath County, Oregon

Vendor: David L. Walker and Helma E. Walker, husband and wife

Vendee: Eugene A. Powell and Jean E. Powell, husband and wife

6. Real Estate Contract, subject to the terms and provisions thereof, Dated: January 15, 1979

Recorded: January 17, 1979

Volume: M79, page 1417, Microfilm Records of Klamath County, Oregon

Vendor: Eugene A. Powell and Jean E. Powell, husband and wife

Vendee: Barney R. Hill and Diana L. Hill, husband and wife

A Decree of Dissolution was entered June 9, 1986 in Klamath County File No. 86-273DI wherein Jean E. Powell and Eugene A. Powell are co-petitioners and no real property rights were awarded.

8. Any improvement located upon the insured property, which constitutes a Mobile Home as defined by Chapter 801, Oregon Revised Statutes; is subject to registration under Chapters 803 and 820; and taxation as provided by Chapters 820 and 308 O.R.S.