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07-25-94P02:33 RCVD

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ADDRESS FOR RETURN OF DOCUMENT AND TAX STATEMENTS:
 David E. Roof and Sharon Roof
 34932 Matthews Road
 Eugene, Oregon 97405

SPECIAL WARRANTY DEED

David E. Roof and Sharon Roof, Grantors convey and specially warrant to David E. Roof, Trustee of The David E. Roof Revocable Living Trust, dated July 19, 1994, and Sharon Roof, Trustee of The Sharon Roof Revocable Living Trust, dated July 19, 1994, Grantees, as tenants in common, the real property situated in Clatsop County, Oregon, described on Exhibit "A" attached hereto and incorporated by reference herein, free and clear of all liens and encumbrances created or suffered by Grantors EXCEPT: liens and encumbrances of record.

Grantors warrant and will defend the title to the property against all persons who may lawfully claim the same by, through, or under the Grantors.

The true consideration for this conveyance is \$0. (SEE ORS 93.030)

The liability and obligations of the Grantors to Grantees and Grantees' heirs and assigns under the warranties and covenants contained herein or provided by law shall be limited to the extent of coverage that would be available to Grantors under a standard policy of title insurance. The limitations contained herein expressly do not relieve Grantors of any liability or obligations under this instrument, but merely define the scope, nature, and amount of such liability or obligations. It is the intention of the Grantors to preserve any existing title insurance coverage.

In the event that the above-described property is used by Grantors as their principal residence, Grantors have reserved the right to occupy said residence, rent free, and remain responsible for the taxes and assessments thereon, and to transfer said property within the meaning of 12 U.S.C. § 170j-3(d).

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATION. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OF COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

Dated this 19 day of July, 1994.

David E. Roof
 David E. Roof, Grantor

Sharon Roof
 Sharon Roof, Grantor

ACKNOWLEDGMENT OF DELIVERY:

David E. Roof
 David E. Roof, Trustee

Sharon Roof
 Sharon Roof, Trustee

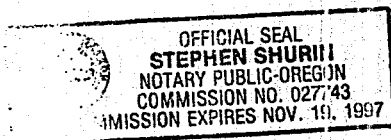
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STATE OF OREGON

:SS.

County of LANE

This instrument was acknowledged before me this 19 day of JULY, 1994,
by **David E. Roof and Sharon Roof.**



Stephen Shurill
Notary Public in and for the State of Oregon
My Commission Expires: _____

22603

EXHIBIT "A"

Lot 15 in Block 6 of FOX HOLLOW, according to the duly recorded plat thereof on file in the records of Klamath County, Oregon. SUBJECT TO: Declaration of Conditions and Restrictions dated October 15, 1963, recorded December 17, 1964 in Volume 358, page 262, Deed records of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____
of July A.D., 19 94 at 2:33 o'clock P. M., and duly recorded in Vol. M94
of _____ Deeds on Page 22601

FEE \$40.00

Evelyn Biehn County Clerk

By Dorlene Mustendore