

200 OCT 31 AM 11:06

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STEVEN R. WILSON, GRANTOR

BONNIE L. WILSON, GRANTEE  
1839 WYNDHAM HILL DRIVE, APT. 302  
GRAND RAPIDS, MI 49505After Recording Return to:  
BONNIE L. WILSON  
1839 WYNDHAM HILL DRIVE, APT. 302  
GRAND RAPIDS, MI 49505All tax statements shall be sent to:  
BONNIE L. WILSON  
1839 WYNDHAM HILL DRIVE, APT. 302  
GRAND RAPIDS, MI 49505-----  
SPECIAL WARRANTY DEED - STATUTORY FORM  
INDIVIDUAL GRANTOR

STEVEN R. WILSON, Grantor, conveys and warrants to BONNIE L. WILSON, Grantee, all of his interest in the following described real property free of encumbrances except as specifically set forth herein situated in Klamath County, Oregon, to wit:


Block 23, Lot 3 in Mt. Scott Meadows Subdivision, Tract No. 1027, in the County of Klamath, State of Oregon, as per map recorded in the office of the County Recorder of said County, excepting oil, gas and other minerals and hydrocarbon substances beneath the surface thereof. Said conveyance shall be made subject to all conditions, covenants, restrictions, reservations, easements, rights and rights of way of record or appearing in the recorded map of said tract and specifically the covenants, conditions and restrictions set forth in that certain Declaration of Restrictions recorded in the Official Records of Klamath County, all of which are incorporated herein by reference with the same effect as though said Declaration were fully set forth herein.

Grantor covenants that Grantor is seized of an indefeasible estate in the real property described above in fee simple, that Grantor has a good right to convey the property, that the property is free from encumbrances except as specifically set forth herein, and that Grantor warrants and will defend the title to the property against all persons who may lawfully claim the same by, through, or under Grantor, provided that the foregoing covenants are limited to the extent of coverage available to Grantor under any applicable standard or extended policies of title insurance, it being the intention of the Grantor to preserve any existing title insurance coverage.

The limitations contained herein expressly do not relieve Grantor of any liability or obligations under this instrument, but merely define the scope, nature and amount of such liability and obligations. The said property is free from encumbrances except easements, conditions, restrictions, encumbrances of record, and liens of record.

The true consideration for this conveyance is \$ -0- . However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration.

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.

Dated 10-10-00  
STEVEN R. WILSON

39623

STATE OF Texas )  
County of Nueces ) ss.

On 10/16/00, personally appeared the above named Steven R. Wilson and  
acknowledged the foregoing instrument to be his voluntary act and deed.

Before me:

Michelle Marie Mora  
Notary Public



State of Oregon, County of Klamath  
Recorded 10/31/00, at 11:06 a.m.  
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**Linda Smith,**  
County Clerk Fee \$ 26.00