

BONNIE L. WILSON, GRANTOR

STEVEN R. WILSON, GRANTEE
4650 WALES DRIVE
CORPUS CHRISTI, TEXAS 78413

After Recording Return to:
STEVEN R. WILSON
4650 WALES DRIVE
CORPUS CHRISTI, TEXAS 78413

All tax statements shall be sent to:
STEVEN R. WILSON
4650 WALES DRIVE
CORPUS CHRISTI, TEXAS 78413

SPECIAL WARRANTY DEED-STATUTORY FORM
INDIVIDUAL GRANTOR

BONNIE L. WILSON, Grantor, conveys and warrants to STEVEN R. WILSON, Grantee, all of her 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 4 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 records.

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: 12-28-2000

Bonnie L. Wilson
BONNIE L. WILSON

STATE OF MICHIGAN)
COUNTY OF Kent) ss.

On December 28, 2000, personally appeared the above named Bonnie L. Wilson, and acknowledged the foregoing instrument to be his voluntary act and deed.

Marsha Hallock

Notary Public

Kent County, Michigan

My commission expires: 9-12-02

MARSHA HALLOCK
Notary Public, Kent County, MI
My Commission Expires Sept. 12, 2002



State of Oregon, County of Klamath
Recorded 07/03/01 at 9:57a.m.
In Vol. M01 Page 22309
Linda Smith,
County Clerk Fee \$ 26⁰⁰