

03 AUG 13 PM 10:18

SPECIAL WARRANTY DEED

Aspen Coll #1283

Vol M03 Page 58690

FREDA EILEEN CURTIS, Grantor, conveys and specially warrants to CHRISTOPHER A. NEWTON, Grantee, the following described real property free of encumbrances created or suffered by the grantors except as specifically set forth herein, legally described as follows, to-wit:

The E½ of Lot 3, Block 1, FAIRVIEW ADDITION NO. 2 to the CITY OF KLAMATH FALLS, OREGON, in the County of Klamath, State of Oregon.

CODE 1 MAP 3809-29CA TL 400

SUBJECT TO contracts and/or liens for irrigation and/or drainage, the schedule of exclusions from coverage, together with any schedules contained in standard title policies, reservations, easements, restrictions and rights of way of record and those apparent on the land.

ALSO SUBJECT TO rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.

ALSO SUBJECT TO regulations, including levies, liens and utility assessments of the City of Klamath Falls.

ALSO SUBJECT TO conditions, restrictions as shown on the recorded plat of Fairview Addition No. 2 to the City of Klamath Falls, Oregon.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING AND 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.

THE TRUE AND ACTUAL CONSIDERATION for this conveyance is \$21,500.00.

DATED this 31st day of July, 1991.

Freda Eileen Curtis  
FREDA EILEEN CURTIS

STATE OF OREGON/County of Klamath ) ss.

THIS INSTRUMENT was acknowledged before me this 31st day of July, 1991, by FREDA EILEEN CURTIS.

Sandra Handsaker  
NOTARY PUBLIC FOR OREGON  
My Commission Expires: 7-23-93

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GRANTORS NAME AND ADDRESS

FREDA EILEEN CURTIS

GRANTEES NAME AND ADDRESS:

CHRISTOPHER A. NEWTON

AFTER RECORDING, RETURN TO:

Aspen Title

Coll #1283

Until a Change is Requested,  
Send Tax Statements To:

GARY J & EMILY J HUNSTON  
P.O. Box 216  
Bly OR 97622

13B/ - SPECIAL WARRANTY DEED -

State of Oregon, County of Klamath  
Recorded 08/13/2003 10:18 A m of  
Vol M03 Pg 58690  
Linda Smith, County Clerk  
Fee \$ 21.00 # of Pgs 1

Recording Officer

By:

Deputy

31A