



MTT-71148UV

M06-02848

Klamath County, Oregon

02/14/2006 10:24:36 AM

Pages 2 Fee: \$26.00

After recording return to:

FERNANDO MORALES

2435 UNION ST.

KLAMATH FALLS, OR 97601

Until a change is requested all

tax statements shall be sent to

The following address:

FERNANDO MORALES

2435 UNION ST.

KLAMATH FALLS, OR 97601

Escrow No. MT71148-LW

Title No. 0071148

SPECIAL

SPECIAL WARRANTY DEED

FERNANDO MORALES AND TERESA MORALES, Grantor(s) hereby grant, bargain, sell, warrant and convey to **FERNANDO MORALES**, Grantee(s) and grantee's heirs, successors and assigns the following described real property, free of encumbrances except as specifically set forth herein in the County of **KLAMATH** and State of Oregon, to wit:

Lots 13 and 14, ELMWOOD PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

EXCEPTING THEREFROM that portion thereof conveyed to Klamath County, a political subdivision of the State of Oregon, by Warranty Deed July 14, 1976, recorded August 31, 1976 in Volume M76, page 11936, Microfilm Records of Klamath County, Oregon.

AND EXCEPTING THEREFROM any portion thereof in Summers Lane.

Tax Account No: 3909-014CB-02000-000

Key No: 573310

Grantor is lawfully seized in fee simple on the above granted premises and SUBJECT TO: all those items of record, if any, as of the date of this deed and those shown below, if any:

and the grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons claiming by, through, or under the grantor except those claiming under the above described encumbrances.

The true and actual consideration for this conveyance is **\$0.00**.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)). THIS INSTRUMENT DOES 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 AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)).

Dated this 13 day of February 2006

Fernando Morales
Fernando Morales


Teresa Morales
Teresa Morales

26.00

State of Oregon
County of Klamath

On this 13 day of February, 2006, personally appeared before me the above named Fernando Morales and Teresa Morales, and acknowledged the foregoing instrument to be his/her/their voluntary act and deed.

WITNESS My hand and official seal.


Notary Public for Oregon
My Commission expires: 11/20/07



Unofficial Copy