



MTT-73360 LW

M06-02987

Klamath County, Oregon

02/15/2006 02:51:53 PM

Pages 2 Fee: \$26.00

After recording return to:

DOUGLAS R. EVERETT

632 OAK AVENUE

KLAMATH FALLS, OR 97601

Until a change is requested all
tax statements shall be sent to
The following address:

DOUGLAS R. EVERETT

632 OAK AVENUE

KLAMATH FALLS, OR 97601

Escrow No. MT73360-LW

Title No. 0073360

SPECIAL

SPECIAL WARRANTY DEED

SHEREE W. EVERETT, Grantor(s) hereby grant, bargain, sell, warrant and convey to **DOUGLAS R. EVERETT and SHEREE W. EVERETT, as tenants by the entirety**, 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:

Lot 1134, RUNNING Y RESORT, TRACT 1429, PHASE 13 according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3808-015CB-00200-000

Key No: 891218


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 15 day of February, 2006


SHEREE W. EVERETT

26.00

State of Oregon

County of Klamath

On this 15 day of February 20 06, personally appeared before me the above named Sharon W. Everett, and acknowledged the foregoing instrument to be his/her/their voluntary act and deed.

WITNESS My hand and official seal.

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

