

Antone M. Remsing
3022 SE Persons Court
Milwaukie, OR 97267
Grantor's Name and Address
To

M06-03118
Klamath County, Oregon
02/17/2006 11:16:05 AM
Pages 1 Fee: \$21.00

Jeffrey and Cynthia Sawyers
12754 Alderwood Road
LaPine, OR 97739
Grantee's Names and Address

1st 702106

Until requested otherwise, send all tax statements to:

*Jeffrey Sawyers
as above*

SPECIAL WARRANTY DEED

KNOW ALL BY THESE PRESENTS that **Antone M. Remsing** hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by **Jeffrey Sawyers and Cynthia Sawyers** hereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in **Klamath County, State of Oregon**, described as follows, to-wit:

Lot 1, Block 12 of Sun Forest Estates Tract 1060, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that the real property is free from encumbrances created or suffered thereon by grantor and that grantor will warrant and defend the same and every part and parcel thereof against the lawful claims and demands of all persons claiming by, through, or under the grantor.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$-**fulfillment of contract**.

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

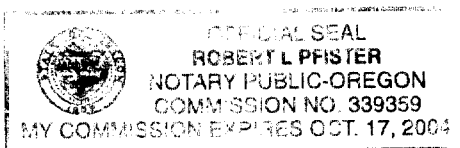
In witness whereof, the grantor has executed this instrument on **April 20, 2004**; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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 AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

✓ Antone M. Remsing
Antone M. Remsing

STATE OF Oregon
COUNTY OF Deschutes

This instrument was acknowledge before me on **April 20, 2004**, by **Antone M. Remsing**.



Robert L. Pfister
Notary Public of the State of Oregon
My Commission Expires: 10-17-04

21F