



mtc-1396-7623

M06-09188

Klamath County, Oregon

05/09/2006 10:47:34 AM

Pages 1 Fee: \$21.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

MICHELLE PLEVEL

3115 MARBLE RIDGE COURT

RENO, NV 89511

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

MICHELLE PLEVEL

3115 MARBLE RIDGE COURT

RENO, NV 89511

Escrow No. MT74053-TM

Title No. 0074053

SPECIAL

### SPECIAL WARRANTY DEED

**D.**  
**MICHELLE PLEVEL AND SHANE SHAFER, AS TENANTS BY THE ENTIRETY**, Grantor(s) hereby grant, bargain, sell, warrant and convey to **SHANE SHAFER AND MICHELLE D. PLEVEL, TRUSTEES OF THE PLEVEL/SHAFER LIVING TRUST, DATED MARCH 30, 2006**, 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 1146, RUNNING Y RESORT, PHASE 13, TRACT 1429, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

**Tax Account No:** 3808-015CA-01800-000

**Key No:** R891196

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 19<sup>th</sup> day of April, 06.

Michelle Plevel  
MICHELLE PLEVEL

Shane Shafer  
SHANE SHAFER

State of Nevada  
County of Washoe

AMERITITLE has recorded this instrument by request as an accommodation only, and has not examined it for regularity and sufficiency or as to its effect upon the title to any real property that may be described therein.



This instrument was acknowledged before me on April 19, 2006 by MICHELLE **D.** PLEVEL AND SHANE SHAFER.

Cheryl M. Boyce  
(Notary Public for Nevada)

My commission expires 6-10-09

21.00