

mtc-45180

M06-09464

Klamath County, Oregon

05/11/2006 10:30:50 AM

Pages 1 Fee: \$21.00

GRANTOR NAME AND ADDRESS: Ruby V. Harmon and Jacklyn L. Thorp

GRANTEE NAME AND ADDRESS: Donald R. Gruener and Susan E. Gruener
5875 Basin View Drive, Klamath Falls, OR 97603

AFTER RECORDING RETURN TO: AmeriTitle, 222 S. 6th St., Klamath Falls, OR 97601

SEND TAX STATEMENTS TO Donald R. Gruener and Susan E. Gruener
5875 Basin View Drive, Klamath Falls, OR 97603

SPECIAL WARRANTY DEED

RUBY V. HARMON and JACKLYN L. THORP, with right of survivorship, Grantors, convey and specially warrant to DONALD R. GRUENER and SUSAN E. GRUENER, Husband and Wife, Grantees, the following described real property free of encumbrances except as specifically set forth herein situated in Klamath County, Oregon, to-wit:

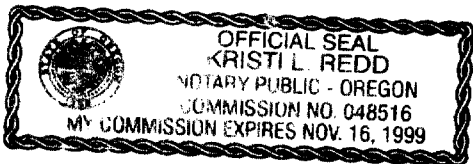
Lot 10 in Block 1 of SUNNYLAND, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO contracts and/or liens for irrigation and/or drainage, reservations, easements, restrictions and rights of way of record and those apparent on the land.

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

The true and actual consideration for this conveyance is \$60,000.00.

DATED this 17th day of July, 1998.



Ruby V. Harmon
RUBY V. HARMON

Jacklyn L. Thorp
JACKLYN L. THORP

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on 7/17/98,
by RUBY V. HARMON & JACKLYN L. THORP.

Kristi L. Redd
NOTARY PUBLIC FOR OREGON

after recoding
Mail To: Donald & Susan Gruener
1081 Joe Wright Road
Klamath Falls, OR 97603

21.00