

mtc-1394-7037

RECORDING REQUESTED BY:
MARKELLA G. VELOUDOS

M06-09680

Klamath County, Oregon

05/12/2006 03:02:46 PM

Pages 4 Fee: \$36.00

AND WHEN RECORDED MAIL TO:

MARKELLA G. VELOUDOS
2425 Wolf Lane
Grants Pass, OR 92527

Order No.:

Escrow No.:

APN:

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SPECIAL WARRANTY DEED
(Individual Grantor)

Markella G. Veloudos, Grantor, conveys and specially warrants to:

Markella G. Veloudos and Vasiliki Veloudos, as joint tenants with
rights of survivorship, Grantee(s),

the following described real property free of encumbrances created or suffered by the Grantor, except as specifically set forth herein:

the real property located in the County of Klamath, State of Oregon commonly known as 21717 Moccasin Lane, Sprague River, Oregon, as is more fully set out in the description attached hereto as exhibit "A" and thereby made a part hereof

The property is free of all encumbrances created or suffered by the Grantor except (if none, so state):

The true consideration for this conveyance is, none.

Dated this 27th day of October, 1999.

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.

Markella G. Veloudos

Markella G. Veloudos

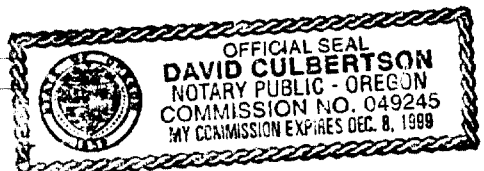
STATE OF OREGON, County of Josephine) ss.

This instrument was acknowledged before me on October 27, 1999
by Markella G. Veloudos

David Culbertson

Notary Public for Oregon

My commission expires: Dec 8, 1999



316.00

EXHIBIT "A"

The S½SE¼SE¼ of Section 28, Township 35 South, Range 10 East of Willamette Meridian.

Subject , however, to the following:

1. Rights of the public in and to any portion of said premises lying within the limits of roads and highways.
2. Reservations and restrictions, including the terms and provisions thereof, as disclosed by instrument recorded March 26, 1950 in Deed Volume 298 at page 291, Records of Klamath County, Oregon. "Excepting, however, from this conveyance that certain fire road and all appurtenances thereto, constructed by the United States, through, over or upon the land herein described, and the right of the United States, its officers, agents, or employees to maintain, operate, repair, improve the same as needed or used for or by the United States." (covers additional Property)
3. Subject to an easement 30 feet wide along the Southerly boundary and 30 feet wide along the Easterly boundary of the S½SE¼SE¼ Section 28, Twp 35 S., R 10 EWM., as set forth in contract recorded December 5, 1974 in Book M-74 at page 15508, Microfilm Records, for right of way.
4. As disclosed by the assessment and tax roll, the premises herein have been specially assessed for farm use. If the land becomes disqualified for this special assessment under the statutes, an additional tax, plus interest and penalty, will be levied for the number of years in which this special assessment was in effect for the land.

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AFFIDAVIT OF DEATH
Community Property with Right of Survivorship

STATE OF OREGON

COUNTY OF KLAMATH

MARKELLA G. VELOUDOS, of legal age, being first duly sworn, deposes and says:

That GEORGE ATHANASIOUS VELOUDOS is the decedent mentioned in the attached certified copy of Certificate of Death, who died on JULY 3, 1992 at SAN DIEGO, CALIFORNIA, is the same person as GEORGE A. VELOUDOS is the same person named as one of the grantees in that certain deed dated, JULY 1, 1976, executed by MARVIN H. WHARTON AND MYRTLE L. WHARTON, HUSBAND AND WIFE in favor of GEORGE A. VELOUDOS AND MARKELLA G. VELOUDOS, HUSBAND AND WIFE, as joint tenants, recorded on APRIL 6, 1999, as Instrument No. 77531, IN VOLUME M99 OF DEEDS ON PAGE 12273, in the official Records of the County of KLAMATH, State of OREGON, describing the real property commonly known as:

21717 MOCCASIN LANE, SPRAGUE RIVER, OREGON 97639

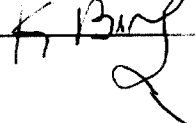
as is more fully set out in the description attached hereto as exhibit "A", and thereby made a part hereof

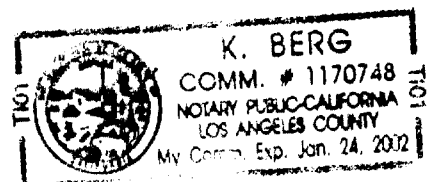
Dated: October 4, 1999


MARKELLA G. VELOUDOS

State of California
County of Los Angeles

Subscribed and sworn to (or affirmed) before me, K. Berg, a notary public, on this 4th day of October, 1999 by Markella G. Veloudos, personally known to me or proved to me on the basis of satisfactory evidence to be the person who appeared before me

Signature 



(This area for notary stamp)

EXHIBIT "A"

The S $\frac{1}{2}$ SE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 28, Township 35 South, Range 10 East of Willamette Meridian.

Subject , however, to the following:

1. Rights of the public in and to any portion of said premises lying within the limits of roads and highways.
2. Reservations and restrictions, including the terms and provisions thereof, as disclosed by instrument recorded March 26, 1950 in Deed Volume 298 at page 291, Records of Klamath County, Oregon. "Excepting, however, from this conveyance that certain fire road and all appurtenances thereto, constructed by the United States, through, over or upon the land herein described, and the right of the United States, its officers, agents, or employees to maintain, operate, repair, improve the same as needed or used for or by the United States." (covers additional Property)
3. Subject to an easement 30 feet wide along the Southerly boundary and 30 feet wide along the Easterly boundary of the S $\frac{1}{2}$ SE $\frac{1}{4}$ SE $\frac{1}{4}$ Section 28, Twp 35 S., R 10 EWM., as set forth in contract recorded December 5, 1974 in Book M-74 at page 15508, Microfilm Records, for right of way.
4. As disclosed by the assessment and tax roll, the premises herein have been specially assessed for farm use. If the land becomes disqualified for this special assessment under the statutes, an additional tax, plus interest and penalty, will be levied for the number of years in which this special assessment was in effect for the land.