



M06-13651

Klamath County, Oregon

07/06/2006 08:25:27 AM

Pages 2 Fee: \$26.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Rebecca S. Ruddell-Sorensen and Eldwin H.
Sorensen, Trustees of the Rebecca S. Ruddell-
Sorensen Revocable Trust dated 9/1/95

8620 Booth Rd.

Klamath Falls, OR 97603

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

Rebecca S. Ruddell-Sorensen and Eldwin H.
Sorensen, Trustees of the Rebecca S. Ruddell-
Sorensen Revocable Trust dated 9/1/95

8620 Booth Rd.

Klamath Falls, OR 97603

Escrow No. MT72122-MS

Title No. 0072122

SPECIAL

SPECIAL WARRANTY DEED

Eldwin H. Sorensen and Rebecca S. Ruddell-Sorensen, Trustees of the Eldwin H. Sorensen Revocable Trust dated 9/1/95, Grantor(s) hereby grant, bargain, sell, warrant and convey to **Rebecca S. Ruddell-Sorensen and Eldwin H. Sorensen, Trustees of the Rebecca S. Ruddell-Sorensen Revocable Trust dated 9/1/95**, 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:

Parcels 1 and 2 of Land Partition No. 13-03, being a replat of Parcels 2 and 3 of Land Partition 27-00. Lots 1 and 2 of Block 3, Lots 1 and 2 of Block 4, and a portion of Ronald Street (Vacated) all located in BAILEY TRACTS NO. 2, situated in the NE1/4 SE1/4 of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon. TOGETHER WITH a 30 foot wide easement for access, public utility, sewer and drainage over the South 30 feet of Parcel 1, Land Partition No. 27-00.

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 **\$1.00**.

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 6th date of July 2006.

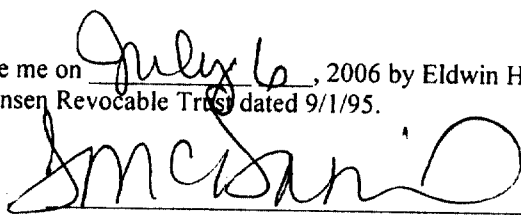
The Eldwin H. Sorensen Revocable Trust dated 9/1/95

BY: Eldwin H. Sorensen
Eldwin H. Sorensen, Trustee

BY: Rebecca S. Ruddell-Sorensen
Rebecca S. Ruddell-Sorensen, Trustee

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on July 6, 2006 by Eldwin H. Sorensen and Rebecca S. Ruddell-Sorensen, Trustees of the Eldwin H. Sorensen Revocable Trust dated 9/1/95.


(Notary Public for Oregon)

My commission expires 12/17/09

