

MT C 76038-TM



2006-016131  
Klamath County, Oregon

THIS SPACE RES



08/10/2006 03:27:24 PM

Fee: \$21.00

After recording return to:

JAMES C. RENEAU

5609 BLUE MOUNTAIN DRIVE

KLAMATH FALLS, OR 97601

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

JAMES C. RENEAU

5609 BLUE MOUNTAIN DRIVE

KLAMATH FALLS, OR 97601

Escrow No. MT76038-TM

Title No. 0076038

SPECIAL

### SPECIAL WARRANTY DEED

**TINA K. RENEAU**, Grantor(s) hereby grant, bargain, sell, warrant and convey to **JAMES C. RENEAU**, 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 5 in Block 1 of Tract No. 1002, LA WANDA HILLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, EXCEPTING THEREFROM that part conveyed to the State of Oregon by and through its Department of Transportation, Highway Division by instrument recorded April 20, 1989 in Volume M89, page 6662, Microfilm Records of Klamath County, Oregon.**

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:

2006-2007 Real Property Taxes a lien not yet due and payable.

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 ORS 197.352. 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 ORS 197.352.

Dated this 10 day of August, 2006

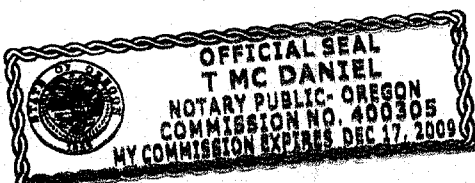
  
TINA K. RENEAU

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on Aug 10, 2006 by TINA K. RENEAU.

  
(Notary Public for Oregon)

My commission expires 12/17/09



21.00