



00001378200600165390030039



After recording return to:
David J. McNiven

1407 Owens
Klamath Falls OR
97601

Until a change is requested all tax statements
shall be sent to the following address:
David J. McNiven
Address as shown above.

File No.: 7021-878450 (MTA)
Date: August 15, 2006

THIS SP.

08/16/2006 03:46:43 PM

Fee: \$31.00

STATUTORY SPECIAL WARRANTY DEED

CITY OF KLAMATH FALLS, an Oregon municipal corporatiao, Grantor, conveys and specially warrants to **DAVID J. MC NIVEN**, Grantee, the following described real property free of liens and encumbrances created or suffered by the Grantor, except as specifically set forth herein:

This property is free from liens and encumbrances, EXCEPT:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

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.

The true consideration for this conveyance is **\$10,880.00**.

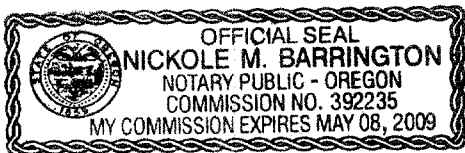
Dated this 15th day of August, 2006.

City of Klamath
Falls

By Jeff Ball
City Manager

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 10th day of August, 2006
by Jeff Ball as City Manager of City of Klamath Falls, on behalf of the City.



Nickole M. Barrington
Notary Public for Oregon
My commission expires: 5-8-2009

APN: **R631631**

Statutory Special Warranty Deed
- continued

File No.: **7021-878450 (MTA)**
Date: **08/15/2006**

EXHIBIT A

LEGAL DESCRIPTION:

A PORTION OF LOT 7 IN BLOCK 203, MILLS SECOND ADDITION TO THE CITY OF KLAMATH FALLS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 7 IN BLOCK 203 OF MILLS SECOND ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, AND RUNNING THENCE NORTHERLY ALONG THE EAST LINE OF SAID LOT A DISTANCE OF 34 FEET TO A POINT; THENCE WESTERLY PARALLEL WITH THE SOUTH LINE OF SAID LOT A DISTANCE OF 40 FEET; THENCE SOUTHERLY A DISTANCE OF 34 FEET TO THE SOUTH LINE OF SAID LOT; THENCE EAST A DISTANCE OF 40 FEET TO THE POINT OF BEGINNING.