

2006-020717

Klamath County, Oregon



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10/16/2006 11:29:55 AM

Fee: \$26.00

After recording return to:

Heather A. Kmetz
Sussman Shank LLP
1000 SW Broadway, Suite 1400
Portland, OR 97205

Until a change is requested, all tax statements
shall be sent to:

Donald A. Schwanenberg, Trustee
1028 Merryman Drive
Klamath Falls, OR 97603

SPECIAL WARRANTY DEED

Donald A. Schwanenberg, Grantor, conveys and warrants to Donald A. Schwanenberg, Trustee, Donald A. Schwanenberg Trust u/a dated April 21, 1999, as amended, Grantee, the real property commonly known as 1133/1155/1177/1199 California Avenue, Klamath Falls, Klamath County, Oregon, more specifically described as follows:

Lots 1 and 2 of Block 96 of BUENA VISTA ADDITION to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the records of Klamath County, Oregon.

Subject to: reservations and restrictions contained in the dedication of Buena Vista Addition.

Klamath County Map Tax Lot # R-3809-029CC-03600-000

("Property")

The Property is free of encumbrances except encumbrances, covenants, conditions, reservations, restrictions, and easements and rights of way of record, apparent on the land or specifically set forth herein, if any.

The liability and obligations of the Grantor to Grantee and Grantee's heirs and assigns under the warranties and covenants contained herein or provided by law will be limited to the amount, nature, and terms of any right or indemnification available to Grantor under any title insurance policy, and Grantor will have no liability or obligation except to the extent that reimbursement for such liability or obligation is available to Grantor under any such title insurance policy.

The consideration for this transfer is \$0.00. However, the true and actual consideration for this transfer consists of other property or other value given or promised.

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

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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, 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 7th day of August, 2006.

GRANTOR:

Donald A. Schwanenberg
Donald A. Schwanenberg

STATE OF OREGON)
) ss.
County of Klamath)

This instrument was acknowledged before me on Aug. 7th, 2006
by Donald A. Schwanenberg.

Stacy M. Osborn
Notary Public for Oregon
My commission expires: March 1, 2010

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