

2006-020718

Klamath County, Oregon



00006328200600207180020026

10/16/2006 11:30:23 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  
Donald A. Schwanenberg Trust  
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 606/610 Uerlings Avenue, Klamath Falls, Klamath County, Oregon, more specifically described as follows:

Lot 4, Block 3, FIRST 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.

Klamath County Map Tax Lot # R-3809-029CD-16300-000

("Property")

The Property is free of encumbrances except encumbrances, covenants, conditions, restrictions, and easements 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 APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR**

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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 7<sup>th</sup> 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 7<sup>th</sup>, 2006  
by Donald A. Schwanenberg.

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

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