

2006-020972

Klamath County, Oregon



00006631200600209720020021

10/19/2006 08:22:14 AM

Fee: \$26.00

After Recording, return to:
James D. McVittie
McVittie-Law PC
806 SW Broadway Suite 800
Portland, Oregon 97205-3310

Until Requested Otherwise
all tax statements should be sent to:
Account No.
No change

SPECIAL WARRANTY DEED

Wayne P. Snoozy and Sharon E. Snoozy, husband and wife, Grantors, convey and specially warrant to, **Snoozy, LLC**, Grantee, the following-described real property situated in the county of Klamath, state of Oregon, free of encumbrances created or suffered by the grantor except as specifically set forth herein:

See attached Exhibit A.

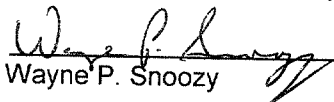
Subject to and excepting any financing and all encumbrances of record on the title as of the date of this conveyance. Grantor warrants and will defend the title to the property against all persons who may lawfully claim the same by, through or under the grantor.

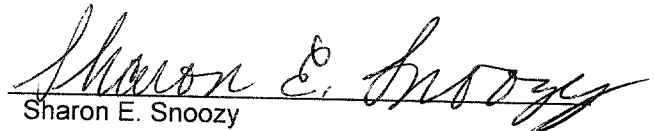
The liability and obligations of Grantor to Grantee and Grantee's heirs and assigns under the warranties and covenants contained in this deed or provided by law shall be limited to the amount, nature, and terms of any right of indemnification available to Grantor under any title insurance policy, and Grantor will have no liability or obligation except to the extent that reimbursement for such liability or obligation is available to Grantor under any title insurance policy. The limitations contained in this paragraph expressly do not relieve Grantor of any liability or obligations under this instrument, but merely define the scope, nature, and amount of the liability or obligations.

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, 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 and actual consideration for this conveyance is: None.

Dated this 11th day of October, 2006.


Wayne P. Snoozy

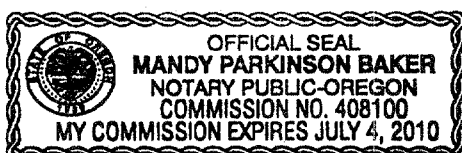

Sharon E. Snoozy

STATE OF OREGON

COUNTY OF MULTNOMAH

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) SS:
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This instrument was acknowledged before me this 11th day of October, 2006 by Wayne P. Snoozy and Sharon E. Snoozy.




Notary Public, My Commission Expires: 07/04/2010

EXHIBIT A

The North 35 feet of Lot 21 and the South 30 feet of Lot 22,
TONATEE HOMES.

Subject to: Acreage and use limitations under provisions of the United States Statutes and regulations issued thereunder; Liens and assessments of Klamath Project and Klamath Irrigation District, and regulations, contracts, easements, water and irrigation rights in connection therewith; Rules, regulations, liens and assessments of Southern Suburban Sanitary District; Building and Use Restrictions, including the terms and provisions thereof, recorded June 11, 1959 in Vol. 313 at page 290, paragraphs 4 and 4 of the above mentioned restrictions modified by instrument recorded June 17, 1959 in Deed Vol. 313 at page 355; Reservations, restrictions, conditions, easements and building set back lines, as shown on the Plat and in the Dedication of Tonatee Homes, omitting restrictions herein if any, based on race, color, religion or national origin, Easements and rights of way of record and apparent on the land, if any; and to a Trust Deed, including the terms and provisions thereof, for Beneficiary First National Bank of Oregon, dated Mar. 10, 1971, in M-71, page 2041, which said Trust Deed grantees hereby expressly assume and agree to pay according to the tenor thereof as same becomes payable and the note accompanying it.