2006-020981
Klamath County, Oregon

00006641200600209810010013

10/19/2006 08:41:27 AM

Fee: $21.00

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. 3808-009A0-10900-000
No change

SPECIAL WARRANTY DEED

Wayne P. Snoozy and Sharon E. Snoozy, as tenants by the entirety, Grantors, convey and specially warrant to, **Wayne Snoozy and Sharon Snoozy, Trustees of the Snoozy Living Trust dated October 11, 2006, as tenants by the entirety,** Grantees, 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:

Lot 547 of RUNNING Y RESORT, PHASE 5, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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)
) **SS:**
COUNTY OF MULTNOMAH)

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

Mandy Parkinson Baker
Notary Public, My Commission Expires: 07/04/2010

OFFICIAL SEAL
MANDY PARKINSON BAKER
NOTARY PUBLIC-OREGON
COMMISSION NO. 408100
MY COMMISSION EXPIRES JULY 4, 2010