



2006-022291
Klamath County, Oregon



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THIS SP.

11/07/2006 03:12:18 PM

Fee: \$26.00

After recording return to:

Eric S. VanCurler

1704 Sargent Ave.

Klamath Falls, OR 97601

Until a change is requested all tax statements
shall be sent to the following address:

Eric S. VanCurler

1704 Sargent Ave.

Klamath Falls, OR 97601

Escrow No. MT77220-DS

Title No. 0077220

MT77220^{DS}

SPECIAL-EM

SPECIAL WARRANTY DEED

Steven I. Akers, Grantor(s) hereby grant, bargain, sell, warrant and convey to **Eric S. VanCurler**, Grantee(s) and grantee's heirs, successors and assigns the following described real property, free of encumbrances except as specifically set forth herein in the County of **KLAMATH** and State of Oregon, to wit:

Lots 11 and 12, Block 35, 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. ALSO the vacated N1/2 of adjacent Carlyle Avenue as shown in Ordinance No. 02-22, recorded January 8, 2003 in Volume M03, page 1539, Microfilm Records of Klamath County, Oregon.

Grantor is lawfully seized in fee simple on the above granted premises and SUBJECT TO: all those items of record, if any, as of the date of this deed and those shown below, if any:

and the grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons claiming by, through, or under the grantor except those claiming under the above-described encumbrances.

The true and actual consideration for this conveyance is **\$200,000.00**.

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

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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 3 day of NOVEMBER, 06.

[Signature]
Steven I. Akers

State of New Mexico
County of Bernalillo

This instrument was acknowledged before me on Nov. 3, 2006 by Steven I. Akers.

[Signature]
(Notary Public)

My commission expires 10-07-09

