

2006-023122

Klamath County, Oregon

After Recording Return to:  
JANET L. MOYETTE  
P.O. Box 5015  
Klamath Falls, OR 97601



00009125200600231220010010

11/17/2006 01:30:35 PM

Fee: \$21.00

Until a change is requested all statements  
shall be sent to the following address:  
JANET L. MOYETTE  
P.O. Box 5015  
Klamath Falls, OR 97601

STATUTORY SPECIAL WARRANTY DEED

JANET L. MOYETTE, Grantor, conveys and specially warrants to HAWKINS STREET, LLC, Grantee, the following described real property, free of encumbrances created or suffered by the grantor except as specifically set forth herein:

Lots 3 and 4 in Block 9 of Buena Vista Addition to the City of Klamath Falls, according to the official plat on file in the office of the County Clerk of Klamath County, Oregon, LESS the Northerly 90 feet of said lots. Said Northerly 90 feet includes that portion of vacated Oregon Avenue lying along the Northerly boundary of Lots 3 and 4

SUBJECT TO AND EXCEPTING covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts, and/or liens for irrigation and/or drainage.

The true and actual consideration for this conveyance is \$1.00 and other valuable consideration.

Until a change is requested, all tax statements are to be sent to the following address:  
Hawkins Street, LLC, P.O. Box 5015, Klamath Falls, Oregon 97601

THIS INSTRUMENT WILL 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 PRACTICES AS DEFINED IN ORS 30.930.

Dated this 15<sup>th</sup> day of November, 2006.

Janet L. Moyette

STATE OF OREGON                    ]  
  ] ss.  
County of Klamath                ]

The foregoing instrument was acknowledged before me this 15<sup>th</sup> day of November, 2006, by JANET L. MOYETTE.



Jan L. Chrowl  
Notary Public for Oregon  
My Commission expires: \_\_\_\_\_