



2006-024655
Klamath County, Oregon



THIS SPACE RESERVE

12/13/2006 11:17:04 AM

Fee: \$31.00

MTCT7483KR

After recording return to:

AAA Property Management, Inc.

3939 S. 6th St. #174

Klamath Falls, OR 97603

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

AAA Property Management, Inc.

3939 S. 6th St. #174

Klamath Falls, OR 97603

Escrow No. MT77483-KR

Title No. 0077483

SPECIAL

SPECIAL WARRANTY DEED

Norma Jean Bennett & Christina Smith, Surviving Trustees under Agreement dated July 22, 1976, Grantor(s) hereby grant, bargain, sell, warrant and convey to **AAA Property Management, Inc., an Oregon corporation**, 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:

LEGAL DESCRIPTION

PARCEL 1

Lot 9, Block 218, MILLS 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. SAVE AND EXCEPTING the West 76 feet thereof more particularly described as follows:

Beginning at the Northwestern corner of said Lot 9 and running thence South 3 1/2 feet to the Southwesterly corner of said Lot on the Northerly line of South Sixth Street in said City of Klamath Falls; thence Southeasterly along the Southerly line of said Lot 9, 76 feet; thence Northeasterly 49.2 feet, more or less, to a point in the North line of said Lot 9, 76 feet East of the place of beginning; thence West to the place of beginning.

SAVE AND EXCEPTING the following:

Beginning at the intersection of the existing right of way of the Klamath Falls-Lakeview Highway and the East line of the West 76 feet of Lot 9, Block 218, Mills Second Addition to the City of Klamath Falls, Oregon, said intersection being 76.03 feet Southeasterly from the intersection of said right of way line and the East line of Martin Street; thence North 15° 35' East along said East line of said property a distance of 9.34 feet to a point opposite and 40 feet from Station 65/05.04; thence parallel to the relocated center line of said Highway North 55° 50' 30" West a distance of 66.63 feet to the North line of said Lot 9; thence South 89° 23' 30" West along said North line a distance of 10.25 feet to the Northwestern corner of said Lot 9; thence South 0° 30' 30" East along the West line of said Lot 9 a distance of 3.50 feet to the said Northerly right of way line; thence South 55° 44' 45" East along said right of way line a distance of 76.03 feet to the point of beginning. TOGETHER WITH the right, privilege and easement to extend and maintain the slopes of cuts and/or fills for a distance of 10 feet measured at right angles to the highway centerline upon the adjoining and abutting property.

PARCEL 2

Lot 10 in Block 218, MILLS 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, EXCEPTING THEREFROM the East 35 feet.

THE INTENT OF THIS DEED IS TO CORRECT THAT PREVIOUSLY RECORDED GRANT DEED dated November 7, 1996 and recorded on November 7, 1996 in Volume M96, page 35287, Microfilm Records of Klamath County, Oregon. This deed corrects the Grantors name, Grantees name, Grantors signatures and legal description.

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 **\$1.00**.

31-

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 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 16th day of November, 2006.

Trust Agreement dated July 22, 1976

ⓧ Christina Smith, Trustee
Christina Smith, Trustee

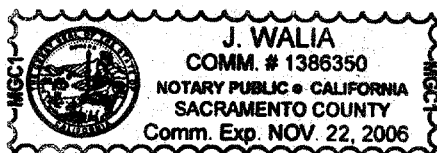
ⓧ Norma Jean Bennett, Trustee
Norma Jean Bennett, Trustee

State of California

County of sacramento

This instrument was acknowledged before me on November 16th, 2006 by ~~Christina Smith~~ and Norma Jean Bennett, Trustees of the Agreement dated July 22, 1976.

J. Walia
(Notary Public for California)
My commission expires Nov. 22, 2006



CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

STATE OF CALIFORNIA

COUNTY OF Alameda } SS.

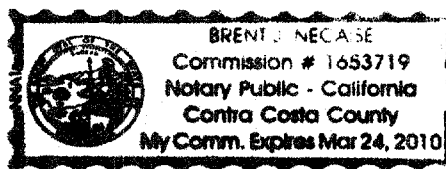
On November 21, 2006 before me, Brent J Nease
(Print name of Notary)

a Notary Public, personally appeared Christina Smith

☐ Personally known to me OR ☒ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

[Signature]
Signature of Notary



(Seal)

Capacity Claimed by Signer	Description of Attached Document
<input type="checkbox"/> Individual(s) <input type="checkbox"/> Corporate Officer(s) - Title(s) _____ _____ _____	(Although this information is optional, it could prevent fraudulent attachment of this certificate to another document.) This certificate is for attachment to the document described below: Title or type of document <u>Special</u> <u>Warranty Deed</u>
<input type="checkbox"/> Partner(s) <input type="checkbox"/> Attorney-in-Fact <input checked="" type="checkbox"/> Trustee(s) <input type="checkbox"/> Guardian/Conservator <input type="checkbox"/> Other: _____ _____	Number of pages <u>2</u> Date of document <u>11-16-06</u> Signer(s) other than named above _____ <u>Norma Jean Bennett</u>
Signer is Representing: Name of person(s) or Entity(ies) <u>Mary E Nelson Trust</u> _____ _____	_____ _____ _____