

1st-968301

2007-002312

Klamath County, Oregon



00014807200700023120030030

02/09/2007 11:47:44 AM

Fee: \$31.00

Grantor's Name and Address

National Residential Nominee Services Inc.  
10125 Crosstown Circle, Suite 380, Eden Prairie, MN  
55344

Grantee's Name and Address

After recording return to:

Jared E. Johnson  
1614 Cottage  
Klamath Falls, OR 97603

Name, Address, Zip

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

Same as above

Name, Address, Zip

504447 8439

**SPECIAL WARRANTY DEED**  
(CORPORATION)

KNOW ALL BY THESE PRESENTS that National Residential Nominee Services Inc., with an office and principal place of business at 10125 Crosstown Circle, Suite 380, Eden Prairie, MN 55344, hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by

**JAROD E. JOHNSON**

hereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to wit:

See Attached Exhibit "A"

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that the real property is free from encumbrances created or suffered thereon by grantor and that grantor will warrant and defend the same and every part and parcel thereof against the lawful claims and demands of all persons claiming by, through, or under the grantor.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 280,000.00

\*However, the actual consideration consists of or includes other property or value given or promised which is ☐ the whole ☐ part of the (indicate which) consideration. \*(The sentence between the symbols \*, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In witness whereof, the grantor has executed this instrument this 5 day of Feb 2007.  
\_\_\_\_\_; if grantor is a corporation, it has caused its name to be signed by an officer or other person duly authorized to do so by order of its board of directors.

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.

National Residential Nominee Services Inc.

Lorraine Slama

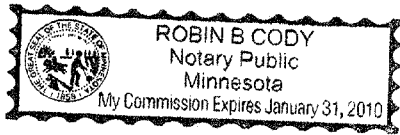
Printed Name: Lorraine Slama

STATE OF Minnesota, County of Hennepin )ss.

This instrument was acknowledged before me on 5th of February 2007  
by Lorraine Slama as Vice President  
of National Residential Nominee Services Inc..

Robin Cody  
Notary Public for  
My commission expires:

Seal



**EXHIBIT A****PARCEL 1**

A tract of land situated in Lot 1, Block 3, Tract 1103, EAST HILLS ESTATES, and Lot 28, Block 3, Tract 1120, SECOND ADDITION TO EAST HILLS ESTATES, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the Northwest corner of Lot 28, Block 3 of said Tract 1120; thence North  $89^{\circ} 12' 22''$  East along the Southerly right of way line of Cottage Avenue, 0.48 feet; thence continuing along said right of way line of the arc of a curve to the left (central angle is  $14^{\circ} 22' 47''$  radius is 300 feet) 75.29 feet; thence South  $15^{\circ} 10' 25''$  East 139.63 feet; thence West 110.63 feet to the Westerly line of said Lot 28, Tract 1120; thence North  $00^{\circ} 21' 05''$  West 124.32 feet to the point of beginning, with bearings based on said Tract 1103.

**PARCEL 2**

A tract of land situated in Lot 28, Block 3 of Tract 1120, SECOND ADDITION TO EAST HILLS ESTATES, a subdivision located in the NE1/4 of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a 1/2 inch iron pin on the West line of said Lot 28, from which the Northwest corner of said Lot 28 bears North  $00^{\circ} 21' 05''$  West, 124.32 feet; thence South  $00^{\circ} 21' 05''$  East on said West line 100.00 feet to a 1/2 inch iron pin; thence South  $89^{\circ} 56' 53''$  East 110.60 feet to a 1/2 inch iron pin; thence North  $00^{\circ} 21' 05''$  West, 100.00 feet to a 1/2 inch iron pin; thence North  $89^{\circ} 56' 53''$  West 110.60 feet to the point of beginning.