

2007-002522

Klamath County, Oregon

1st-07-053

Randall Brackman, Personal Representative  
of the Estate of Margaret Ellen Brackman, Deceased  
PO Box 1084  
Clatskanie, OR 97016  
Grantor



02/13/2007 03:22:32 PM

Fee: \$26.00

Donna Lee Carnes and Julie Ann Price  
310 Filbert Street  
San Francisco, CA 94133-3206  
Grantee

After recording return to:  
Donna Lee Carnes and Julie Ann Price  
310 Filbert Street  
San Francisco, CA 94133-3206

Unless requested otherwise, all tax statements shall be sent to:  
Donna Lee Carnes and Julie Ann Price  
310 Filbert Street  
San Francisco, CA 94133-3206

First American Title Ins. Co. has recorded this  
instrument by request as an accommodation only,  
and has not examined it for regularity and sufficiency  
or as to its effect upon the title to any real property  
that may be described therein.

### SPECIAL WARRANTY DEED

Randall Brackman, Personal Representative of the Estate of Margaret Ellen Brackman, deceased, Grantor, conveys and specially warrants to Donna Lee Carnes, as to an undivided 50% interest and Julie Ann Price (aka Julie Ann Carnes), as to an undivided 50% interest, as tenants in common, Grantee, the following described real property free of encumbrances created or suffered by the Grantor, except as specifically set forth herein, situated in Klamath County, Oregon to-wit:

The Easterly ½ of Lots 5 and 6 and the Easterly ½ of the Southerly ½ of Lot 4, in Block 5, THE TERRACES, to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

The property is free of all encumbrances created or suffered by the Grantor except: Easements, conditions & restrictions of record.

The true consideration for this conveyance is \$196,417.00.

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

26-F

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.

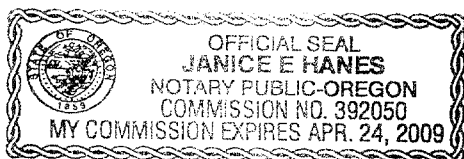
DATED February 8, 2007.

Randall Brackman

Randall Brackman, Personal Representative of  
The Estate of Margaret Ellen Brackman

STATE OF OREGON                     )  
                                                           ) ss.  
County of Columbia ~~Multnomah~~                     )

This instrument was acknowledged before me on February 8, 2007, by Randall Brackman.



Janice E. Hanes  
Notary Public for Oregon

My commission expires: 4/24/2009