



2007-003512  
Klamath County, Oregon



THIS SPACE RESE

03/01/2007 11:39:45 AM

Fee: \$21.00

MTCT8546-SH

After recording return to:

Kenneth J. McMillen

1050 Kane Street

Klamath Falls, OR 97603

Until a change is requested all

tax statements shall be sent to

The following address:

Kenneth J. McMillen

1050 Kane Street

Klamath Falls, OR 97603

Escrow No.

MT78546-SH

Title No.

0078546

SPECIAL

### SPECIAL WARRANTY DEED

**Mary E. Cunningham, Trustee of the Mary E. Cunningham Trust Dated July 21, 1992**, Grantor(s) hereby grant, bargain, sell, warrant and convey to **Kenneth J. McMillen**, 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:

The South 1/2 of Lot 24, FAIR ACRES SUBDIVISION NO. 1, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, EXCEPTING THEREFROM that portion conveyed to Klamath County for road purposes by Deed Volume 349, page 474, Deed 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 **\$1.00**.

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 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 28 day of Feb, 2007.

The Mary E. Cunningham Trust

Mary E. Cunningham Trustee  
Mary E. Cunningham, Trustee

State of

County of

This instrument was acknowledged before me on Feb 28, 2007 by Mary E. Cunningham, Trustee of the Mary E. Cunningham Trust Dated July 21, 1992.



Tammy P. Foltz  
(Notary Public for Oregon)

My commission expires

Dec 01, 2007