



2007-007460

Klamath County, Oregon



00020899200700074600010014

THIS SPACE RES:

04/25/2007 11:22:31 AM

Fee: \$21.00

MT075052-KR

After recording return to:
Wayne & Janice Bos 2003 Trust
5439 Benchwood Avenue
Klamath Falls, OR 97603

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

Wayne & Janice Bos 2003 Trust
5439 Benchwood Avenue
Klamath Falls, OR 97603

Escrow No. MT75052-KR
Title No. 0075052
SPECIAL

SPECIAL WARRANTY DEED

Wayne R. Bos and Janice K. Bos, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell, warrant and convey to Wayne Ray Bos and Janice Kamyuen Bos, as Trustees of the Wayne and Janice Bos 2003 Trust, 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:

Lot 22, Tract No. 1441, SKY RIDGE ESTATES, PHASE 1, according to the official plat thereof on file in the office of the County Clerk 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 24th day of April, 2007.

Wayne R. Bos

Janice K. Bos

State of Oregon
County of Klamath

This instrument was acknowledged before me on April 24, 2006 by Wayne R. Bos & Janice K. Bos, Trustees of The Wayne and Janice Bos 2003 Trust

Kristi L. Redd
Notary Public for Oregon

My commission expires 11/16/2007

