

2007-009274

Klamath County, Oregon



00023005200700092740020029

05/22/2007 11:11:01 AM

Fee: \$26.00

**After recording, return to:**

Douglas S. Fredricks, Attorney  
P.O. Box 480  
McMinnville, OR 97128

**Send Tax Statements to:**

Willard E. Turner Trustee  
Willard E. Turner Trust  
4908 Gettle Street  
Klamath Falls, OR 97603

**SPECIAL STATUTORY WARRANTY DEED**  
(ORS 93.855)

**Willard E. Turner, aka Edgar Willard Turner**, a widower, "Grantor", hereby conveys and specially warrants to **Willard E. Turner and Willard D. Turner, Co-Trustees of the Willard E. Turner Trust** dated April 25, 2007, including any amendments thereto, or to such Successor Trustee(s) of such trusts created under such instruments as may hereafter be appointed, as "Grantee", the following real property, free of encumbrances except for matters of public record:

*See legal description attached as Exhibit "A" incorporated herein by this reference.*

THE LIABILITY AND OBLIGATIONS OF THE GRANTOR TO GRANTEE AND GRANTEE'S SUCCESSORS AND ASSIGNS UNDER THE WARRANTIES AND COVENANTS CONTAINED HEREIN OR PROVIDED BY LAW SHALL BE LIMITED TO THE EXTENT OF COVERAGE THAT WOULD BE AVAILABLE TO GRANTOR UNDER A STANDARD POLICY OF TITLE INSURANCE CONTAINING EXCEPTIONS FOR MATTERS OF PUBLIC RECORD. THE LIMITATIONS CONTAINED HEREIN EXPRESSLY DO NOT RELIEVE GRANTOR OF ANY LIABILITY OR OBLIGATIONS UNDER THIS INSTRUMENT, BUT MERELY DEFINE THE SCOPE, NATURE AND AMOUNT OF SUCH LIABILITY OR OBLIGATIONS.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$-0-.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)). 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 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 CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)).

DATED this 25 day of April, 2007.

GRANTOR:

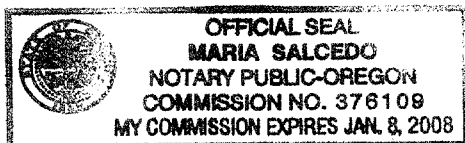
Willard E. Turner  
Willard E. Turner

Klamath

STATE OF OREGON, County of Yamhill ) ss.

April 25 2007

Personally appeared the above-named WILLARD E. TURNER, and acknowledged the within instrument as his true and voluntary act and deed.



Maria Salcedo  
Notary Public for Oregon  
My commission expires Jan 8, 2008

## **EXHIBIT A**

**Property Address: 4908 Gettle Street, Klamath Falls, OR 97603**  
**Klamath County tax lot #R3909-01-14BB-02400-000**

Lots 45, 46, 47 and 48 of Villa St. Clair; as per the recorded plat thereof in the office of the County Clerk of Klamath County in Klamath County, Oregon, and being the real property described in Deed to Willard E. Turner and Donna M. Turner, recorded October 22, 1951 in Volume 250, Page 480, Deed Records of Klamath County, Oregon.