

Returned @ Counter

After recording return to:
Justin Throne
280 Main Street
Klamath Falls, OR 97601

Until a change is requested,
send tax statements to:
Mark S. Winters
P.O. Box 8123
Klamath Falls, OR 97602

2007-012105
Klamath County, Oregon



07/06/2007 12:09:54 PM

Fee: \$26.00

STATUTORY SPECIAL WARRANTY DEED

MARK S. WINTERS, Grantor, conveys and specially warrants to MARK S. WINTERS, INITIAL TRUSTEE OF THE MARK S. WINTERS REVOCABLE TRUST DATED JUNE 29, 2007, Grantee, the following described real property in Klamath County, Oregon, free of encumbrances created or suffered by the grantor except as specifically set forth herein:

Lots 5 and 6 in Block 39 of HOT SPRINGS ADDITION to the City of Klamath Falls, according to the official plat thereof filed in the office of the County Clerk of Klamath County, Oregon.

EXCEPTING THEREFROM:

Beginning at the most Easterly corner of Lot 6; thence Northwesterly along the Southwesterly line of Pacific Terrace, a distance of 75 feet to a point which is 25 feet Southeasterly from the most Northerly corner of Lot 5; thence Southwesterly along a line parallel to and 25 feet Southeasterly from the Northwesterly line of said Lot 5 a distance of 93 feet to a point; thence Southeasterly parallel to the Southwesterly line of Pacific Terrace, a distance of 75 feet to a point on the Southeasterly line of Lot 6; thence Northeasterly along the Southeasterly line of Lot 6, a distance of 93 feet to the point of beginning, being a portion of Lots 5 and 6 in Block 39 of HOT SPRINGS ADDITION to the City of Klamath Falls according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

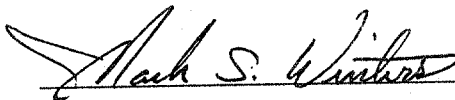
SUBJECT TO reservations and restrictions of record, easements and rights of way of record and those apparent on the land, contracts and/or liens for irrigation and/or drainage.

The true and actual consideration for this conveyance is \$1.00 and estate planning.

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.

Until a change is requested, send tax statements to: No Change

Dated this 6th day of ^{JULY}~~JUNE~~, 2007.



26-

STATE OF OREGON)
) ss.
County of Klamath)

The foregoing instrument was acknowledged before me this 6th day of ~~June~~ ^{July}, 2007, by MARK S. WINTERS.

Jan L. Chrowl
Notary Public for Oregon
My Commission expires: 8-29-08

