

2007-012968

Klamath County, Oregon



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07/23/2007 10:48:40 AM

Fee: \$26.00

**AFTER RECORDING RETURN TO:**

J. Alan Jensen  
Holland & Knight LLP  
111 SW Fifth Avenue, Ste 2300  
Portland, OR 97204

**GRANTOR'S NAME:**

Harold R and Sally P Heaton, Trustees  
of the Sally P. Heaton 1995 Trust  
600 Hillside  
Klamath Falls, OR 97601

**GRANTEE'S NAME:**

Harold R and Sally P Heaton, Trustees  
of the Harold and Sally Heaton Revocable Trust  
600 Hillside  
Klamath Falls, OR 97601

**SEND TAX STATEMENTS TO:**

Harold R and Sally P Heaton, Trustees  
600 Hillside  
Klamath Falls, OR 97601

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**TRUSTEE'S SPECIAL WARRANTY DEED**

HAROLD R. HEATON and SALLY P. HEATON, TRUSTEES of the SALLY P. HEATON 1995 TRUST utu 9/13/95, ("Grantor"), convey and specially warrant to HAROLD R. HEATON and SALLY P. HEATON, TRUSTEES of the HAROLD AND SALLY HEATON REVOCABLE TRUST dated 1/31/2007 ("Grantee"), all of its right, title and interest, being an undivided one-half interest, in and to the following described real property, situated in Klamath County, Oregon:

Lot four (4) in Block eight (8) of the Railroad Addition to the City of Klamath Falls, Oregon, as shown by the official Plat thereof (429 Spring).

SUBJECT TO: Encumbrances, easements and rights of way of record and apparent thereon.

To have and to hold all of Grantor's right, title and interest in and to the above described property and Grantor warrants and will defend the title to the property against all persons who may lawfully claim the same or any part thereof by, through or under Grantor, but not otherwise.

The true consideration for this conveyance is \$0.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration.

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, 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.

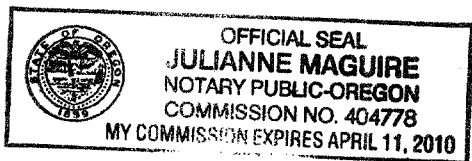
Signed this 13 day of July, 2007

By: Harold R. Heaton  
HAROLD R. HEATON, TRUSTEE, Grantor

By: Sally P. Heaton  
SALLY P. HEATON, TRUSTEE, Grantor

State of Oregon, County of ~~Klamath~~ <sup>Multnomah</sup> ss.

On this 13<sup>th</sup> day of July, 2007, personally appeared before me, the above-named Harold R. Heaton and Sally P. Heaton, and did say that they executed the foregoing instrument in their respective capacities as Trustee of The Sally P. Heaton 1995 Trust.



Julianne Maguire  
Notary Public for Oregon  
My Commission Expires: 4/11/2010

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