

2007-012969

Klamath County, Oregon



07/23/2007 10:54:40 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 Harold R. 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 Ave
Klamath Falls, OR 97601

SEND TAX STATEMENTS TO:

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

TRUSTEE'S SPECIAL WARRANTY DEED

HAROLD R. HEATON and SALLY P. HEATON, TRUSTEES of the HAROLD R. HEATON 1995 TRUST u/t/a 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 7, Block 8, RAILROAD ADDITION TO THE CITY OF KLAMATH FALLS,
in the County of Klamath, State of Oregon.

Free of all encumbrances EXCEPT covenants, conditions, restrictions, reservations, rights, rights of way and easements of records, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage.

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.

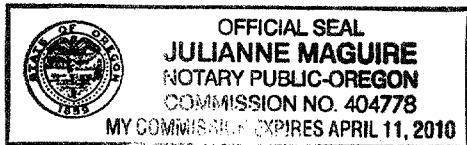
Signed this 13 day of July,
2007

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

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

State of Oregon, County of ~~Klamath~~ ^{Multnomah} ss.

On this 13th 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
Harold R. Heaton 1995 Trust.



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

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