

MTC 80001

2007-013628

Klamath County, Oregon



00028244200700136280030037

08/01/2007 03:13:53 PM

Fee: \$31.00

RECORDING COVER SHEET

THIS COVER SHEET HAS BEEN PREPARED BY THE PERSON PRESENTING THE ATTACHED INSTRUMENT FOR RECORDING. ANY ERRORS IN THIS COVER SHEET DO NOT AFFECT THE TRANSACTION(S) CONTAINED IN THE INSTRUMENT ITSELF.

After Recording Return To:

John A. Hudson
66 Club Road, Suite 200
Eugene, Oregon 97401-2459

1. Name(s) of the Transaction(s):

Special Warranty Deed

2. Direct Party (Grantor):

Lowe, Karen Janine

3. Indirect Party (Grantee):

Lowe, Karen Janine Trust

4. True and Actual Consideration Paid:

N/A

5. Legal Description:

See attached document

* Re-recorded to correct vesting. Previously recorded in M05, page 55242.*

'05 JUL 19 AM 0:00

State of Oregon, County of Klamath
Recorded 07/19/05 8:08a m
Vol M05 Pg 55262-63
Linda Smith, County Clerk
Fee \$ 2600 # of Pgs 2
500 off

Until a change is requested,
all tax statements should be
sent to the following address:

**Karen Janine Lowe
210 Ruby Avenue
Eugene, Oregon 97404**

After recording return to:

RJK
**John A. Hudson
Attorney at Law, LLC
66 Club Road, Suite 200
Eugene, Oregon 97401-2459**

ReRecord document recorded 7-19-05
Vol M05 Page 55262 to correct vesting

Special Warranty Deed

who acquired title as Karen J. Lowe
Karen Janine Lowe, Grantor, conveys and specially warrants to Karen Janine Lowe as Trustee of the Revocable Living Trust of Karen Janine Lowe under trust agreement dated July 11, 2005, Grantee, in the following described real property, commonly known as 139840 Dorothy Lane, Crescent, Oregon situated in Crescent, Klamath County, Oregon:

A tract of land situated in the NW 1/4 of the SE 1/4 of Section 18, Township 24 South, Range 7 East of the Willamette Meridian, more particularly described as follows:

Beginning at a point 480 feet South from an iron pin marking the Northeast corner of the NW 1/4 SE 1/4 of said Section 18; thence 120 feet South to an iron pin; thence approximately 309.6 feet West to the center of Crescent Creek; thence Northerly along the center line of Crescent Creek to a point approximately 309.75 feet West of the point of beginning; thence East approximately 309.75 feet to the point of beginning.

TOGETHER with a perpetual easement for ingress and egress from said property over the Easterly 25 feet of the NW 1/4 SE 1/4 and the SW 1/4 NE 1/4 of said Section 18 which lies Southwesterly of the Willamette Highway and Northerly and Easterly of said described property, but reserving a perpetual easement over the Easterly 25 feet of said described property for ingress to and egress from land lying South and East of described property in Section 18.

Tax Parcel Number: 147601

Grantor specifically declares that the above-named Trustee, may convey and grant such property to any subsequent grantee she may choose, and such subsequent grantee need not look to the powers, duties or privileges of the Trustee, nor the use of the proceeds. Upon the death, incapacity or resignation of a Trustee, the successor Trustee, Debra Dawn Mcnerney Braun will serve as the sole Trustee, and upon the death, incapacity or resignation her as Trustee, then Gary Braun alternate successor trustee designated in the Trust shall serve as sole Trustee.

Grantor covenants that Grantor is seized of an indefeasible estate in the real property described above in fee simple, that Grantor has good right to convey the property, that the property is free from encumbrances except for encumbrances allowed by Grantor since he acquired title, and that Grantor warrants and will defend the title to the property against all persons who may lawfully claim the same by, through, or under Grantor, provided that the foregoing covenants are limited to the extent of coverage

*Lo
Sopa*

available to Grantor under any applicable standard or extended policies of title insurance, it being the intention of the Grantor to preserve any existing title insurance coverage.

The true consideration for this conveyance is other than money.

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.

State of Oregon)
) ss:
 County of Lane

The foregoing instrument was acknowledged before me on July 11, 2005, by Karen Janine Lowe.

John A. Hudson
 Notary Public for OREGON
 My Commission Expires: _____

Dated: July 11, 2005.

Karen Janine Lowe
 Karen Janine Lowe



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