

Returned to Court

After Recording, return to:
Deena W. Owens
4621 Alt Court
Klamath Falls, OR 97603

2007-016036
Klamath County, Oregon



00031165200700160360010015

09/12/2007 11:32:18 AM

Fee: \$21.00

Until requested otherwise, send all
tax statements to:
Deena W. Owens
4621 Alt Court
Klamath Falls, OR 97603

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that DEENA W. OWENS, Personal Representative of the Estate of William Pope Thornton, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell, and convey unto DEENA W. OWENS, hereinafter called grantee, and unto grantee's heirs, successors and assigns, all of the grantor's right, title and interest in that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in KLAMATH County, State of Oregon, free of encumbrances except for matters of public record and described as follows, to wit::

All of Lot 34 and the East 24 feet of Lot 35, Roselawn Subdivision of Block 70 of Buena Vista Addition of the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. ALSO, the North one-half of vacated alley adjoining said Lot 34 and the East 24 feet of Lot 35 on the South. ALSO, all that portion of Oregon Avenue that lies between Roseway Drive and the first alley South of Roseway Drive on the Westerly side of Oregon Avenue, described as follows:

Beginning at the Northeasterly corner of Lot 34 of Roselawn Subdivision of Block 70 of Buena Vista Addition to the City of Klamath Falls, Oregon; thence Southerly along the Westerly line of Oregon Avenue 61.7 feet; thence Easterly along the Northerly line of said alley 36.3 feet; thence Northerly on an eleven degree curve to the left, then tangent forming a ninety degree angle with St. Francis Street, 62.9 feet tot he Southerly line of Roseway Drive; then Westerly along the Southerly line of Roseway Drive 31 feet tot he point of Beginning.

THE LIABILITY AND OBLIGATIONS OF THE GRANTOR TO GRANTEE AND GRANTEE'S HEIRS 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 EXTENDED]. IT IS THE INTENTION OF THE GRANTOR TO PRESERVE ANY EXISTING TITLE INSURANCE COVERAGE. 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 consideration for this conveyance is \$0, per Judgment of Final Distribution, Case No. 0604148CV
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.

Dated this 12 day of September, 2007.

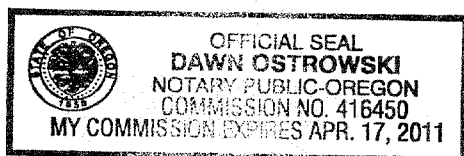
Deena W. Owens
DEENA W. OWENS, Personal Representative

STATE OF OREGON

County of Klamath

() ss.
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The foregoing instrument was acknowledged before me this 12 day of Sept, 2007 by Deena W. Owens.



Dawn Ostrowski
Notary Public for Oregon

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