

MTCT9729-MS

2007-016951

Klamath County, Oregon



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09/27/2007 03:38:03 PM

Fee: \$26.00

Grantor's Name and Address

Prudential Relocation, Inc.
16260 North 71st Street, 2nd Floor Reception, Scottsdale,
AZ 85254

Grantee's Name and Address

After recording return to:

Melissa M. Komure, et al

2073 California Avenue

Klamath Falls, OR 97601

Name, Address, Zip

Until a change is requested all tax statements shall be sent
to the following address.

same as above

Name, Address, Zip

ESCROW #MT79729-MS
538091 7215969G

SPECIAL WARRANTY DEED
(CORPORATION)

KNOW ALL BY THESE PRESENTS that Prudential Relocation, Inc., with an office and principal place of business at 16260 North 71st Street, 2nd Floor Reception, Scottsdale, AZ 85254, hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by

Melissa M. Komure and Steve Komure and Mary Komure, husband and wife, with rights of survivorship

hereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to wit:

The Easterly 1/2 of Lot 4 and all of Lot 5, Block 79, Buena Vista 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. Together with that portion of vacated California Avenue, as vacated by Ordinance No. 94-21, recorded August 26, 1994 in Volume M94 at Page 26775, Microfilm Records of Klamath County, Oregon, as inured thereto by operation of law.

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that the real property is free from encumbrances created or suffered thereon by grantor and that grantor will warrant and defend the same and every part and parcel thereof against the lawful claims and demands of all persons claiming by, through, or under the grantor.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 192,500.00

*However, the actual consideration consists of or includes other property or value given or promised which is ☐ the whole ☐ part of the (indicate which) consideration. *(The sentence between the symbols *, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In witness whereof, the grantor has executed this instrument this 5th day of July, 2007; if grantor is a corporation, it has caused its name to be signed by an officer or other person duly authorized to do so by order of its board of directors.

26 AMT

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.

Prudential Relocation, Inc.

Becky Turner

Printed Name: Becky Turner

STATE OF Texas, County of Bexar)ss.

This instrument was acknowledged before me on July 5th, 2007
by Becky Turner as Assistant Secretary
of Prudential Relocation, Inc.

[Signature]
Notary Public for Bexar County, Texas
My commission expires: 01-30-2010

