

2007-017992

Klamath County, Oregon



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10/17/2007 03:13:03 PM

Fee: \$36.00

MT079589

After recording, return to:

Kevin Vitelli, Esq.  
813 South New Street  
West Chester, Pennsylvania 19382

### SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT **ALDERWOODS (OREGON), INC.**, an Oregon corporation and successor by merger to **O'Hairs Funeral Chapel, Inc. (f/k/a O'Hairs Memorial Chapel, Inc.)**, hereinafter "**Grantor**," hereby conveys and specially warrants to **O'HAIR & RIGGS FUNERAL SERVICES, INC.**, an Oregon corporation, hereinafter "**Grantee**," the real property described on Exhibit "A" attached hereto and by reference incorporated herein as though fully set forth, free and clear of all encumbrances created or suffered by the Grantor except as specifically set forth in Exhibit "B" attached hereto and also by reference incorporated herein as though fully set forth, together with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

The true and actual consideration paid for this conveyance stated in terms of dollars is the sum of \$865,000.00.

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 10<sup>th</sup> day of October, 2007.

#### SEND TAX STATEMENTS TO:

O'HAIR & RIGGS FUNERAL SERVICES, INC.  
Attn: John Yeatman  
15005 Carry Back Drive  
North Potomac, Maryland 20878

**ALDERWOODS (OREGON), INC.**, an Oregon corporation

By:   
**LORI E. SPILDE**, Vice President

SPECIAL WARRANTY DEED

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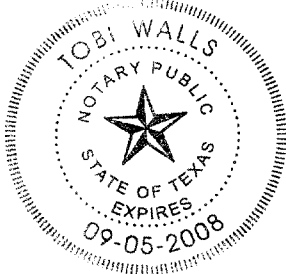
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O'HAIR & RIGGS FUNERAL SERVICES, INC.

30 AMT

THE STATE OF TEXAS   §  
                                     §  
COUNTY OF HARRIS   §

On this the 10<sup>th</sup> day of October, 2007, personally appeared before me the above-named **LORI E. SPILDE**, who, being sworn, stated that he/she is the Vice President of **ALDERWOODS (OREGON), INC.**, and that this instrument was voluntarily signed on behalf of **ALDERWOODS (OREGON), INC.** by authority of its Board of Directors.



Tobi Walls  
Notary Public, State of Texas

My commission expires: 09-05-2008

EXHIBIT "A"  
LEGAL DESCRIPTION

PARCEL 1

That portion of Lots 3 and 4 in Block 9 of ORIGINAL TOWN OF LINKVILLE, now the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at the Southwesterly corner of Lot 4, Block 9, Original Town of Linkville, being the corner of Fifth and Pine Streets; thence Easterly along the Northerly line of Pine Street 70 feet to a point; thence Northerly and parallel with Fifth Street 70 feet to a point; thence Westerly and parallel with Pine Street 70 feet to a point; thence Southerly along the Easterly line of Fifth Street 70 feet to the point of beginning, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

AND

The Easterly 60 feet of Lot 3 in Block 9 of ORIGINAL TOWN OF LINKVILLE, now the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PARCEL 2

Lots 1 and 2 in Block 9 of ORIGINAL TOWN OF LINKVILLE, now the City of Klamath Falls, together with a strip of land 14 feet in width along the Southerly line of Lot 8, Block 9 of said Original Town of Linkville, now the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

## **EXHIBIT "B"**

1. Real property taxes for the year 2007 – 2008 and subsequent years.
2. City liens, if any, of the City of Klamath Falls.
3. Unpatented mining claims, whether or not shown by the public records.
4. Reservations or exceptions in patents or in Acts authorizing the issuance thereof.
5. Any encroachments, unrecorded easements, violations of conditions, covenants and restrictions, and any other matters which would be disclosed by a correct survey.