

2007-018084

Klamath County, Oregon



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10/19/2007 10:30:56 AM

Fee: \$26.00

Special Warranty Deed

Notice of confidentiality rights: If you are a natural person, you may remove or strike any or all of the following information from any instrument that transfers an interest in real property before it is filed for record in the public records: your Social Security number or your driver's license number.

Date: September 14, 2007

Grantor: Candice Lee Ertle now known as Candice Lee Lewis

Grantor's Mailing Address:

Candice Lewis
405 Rimrock Drive
Fort Worth, Tarrant County, Texas 76108

Grantee: Kenneth Arthur Ertle

Grantee's Mailing Address:

Kenneth A. Ertle
621 Newcastle Lane
Grand Prairie, Dallas County, Texas 75052

Consideration:

The division of property in Cause No. 360-301714-00, styled "In The Matter of The Marriage of Kenneth Arthur Ertle and Candice Lee Ertle," entered in the 360th District Court of Tarrant County, Texas, and ten dollars and other valuable consideration paid by Grantee.

Property (including any improvements):

LOT 21 IN BLOCK 14 OREGON SHORES SUBDIVISION-TRACT #1053, IN THE COUNTY OF KLAMATH, STATE OF OREGON, AS SHOWN ON THE MAP FILED ON OCTOBER 3, 1973, IN VOLUME 20, PAGES 21 AND 22 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

Reservations from Conveyance and Exceptions to Conveyance and Warranty:

This deed is subject to all easements, restrictions, conditions, covenants, and other instruments of record.

Grantor, Candice Lee Ertle now known as Candice Lee Lewis, for the consideration and subject to the reservations from conveyance and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee, Kenneth Arthur Ertle, all of Grantor's interest in the property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof when the claim is by, through, or under Grantor but not otherwise, except as to the reservations from conveyance and exceptions to conveyance and warranty.

When the context requires, singular nouns and pronouns include the plural.

Grantee assumes all ad valorem taxes due on the property for the current year.

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.

THE PROPERTY DESCRIBED IN THIS INSTRUMENT MAY NOT BE WITHIN A FIRE PROTECTION DISTRICT PROTECTING STRUCTURES. THE PROPERTY IS SUBJECT TO LAND USE LAWS AND REGULATIONS THAT, IN FARM OR FOREST ZONES, MAY NOT

AUTHORIZE CONSTRUCTION OR SITING OF A RESIDENCE AND THAT LIMIT LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930 IN ALL ZONES. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. 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, THE EXISTENCE OF FIRE PROTECTION FOR STRUCTURES AND THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 197.352.

Candice Lee Lewis

Candice Lee Ertle, now known as Candice Lee Lewis

This instrument was prepared based on information furnished by the parties, and no independent title search has been made.

STATE OF TEXAS
COUNTY OF TARRANT

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This instrument was acknowledged before me on September 26, 2007 by Candice Lee Ertle, now known as Candice Lee Lewis.

Deborah L Sifuentes
Notary Public, State of Texas

AFTER RECORDING RETURN TO:

Kenneth A. Ertle
621 Newcastle Lane
Grand Prairie, Texas 75052

