



2008-004526

Klamath County, Oregon



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03/28/2008 09:44:46 AM

Fee: \$26.00

After recording return to:
LAWYERS TITLE INSURANCE CORP #18478
ACCOUNT SERVICING DEPARTMENT
PO BOX 218
MEDFORD OR 97501

Until a change is requested, tax statements shall be sent to
the following address:
David Larson
3245 Barnes Way
Klamath Falls, OR 97603

STATUTORY SPECIAL WARRANTY DEED

Steven E. Hussey and Kimberly J. Hussey, Grantor, conveys and specially warrants to David Larson, Grantee, the following described real property free of encumbrances created or suffered by the Grantor except as specifically set forth herein:

Lot 49, Tract No. 1428, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

Code041 Map 3909-12AB TL 10800 Key #890858

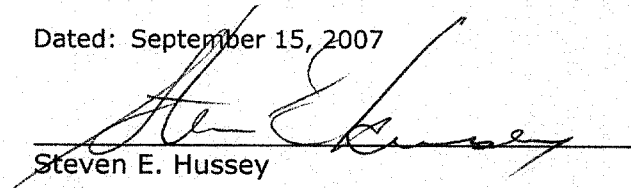
This property is free of encumbrances created or suffered by the Grantor, EXCEPT:

See attached Exhibit "A"

The true consideration for this conveyance is \$59,500.00

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 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 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 197.352.

Dated: September 15, 2007


Steven E. Hussey

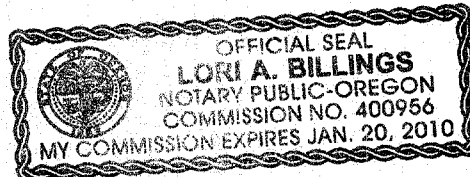

Kimberly J. Hussey

STATE OF OREGON
COUNTY OF Jackson

The foregoing instrument was acknowledged before me this 15th day of September, 2007 by Steven E. Hussey and Kimberly J. Hussey.


Notary Public State of Oregon

My commission expires: 1/20/10



***Exhibit "A"**

1. **2007-2008 Real Property Taxes, a lien in an amount to be determined, but not yet payable.**
2. **The subject property lies within the boundaries of the Klamath Irrigation District and is subject to the levies and assessments thereof.**
3. **The subject property lies within the boundaries of the Klamath County Drainage Service District and is subject to the levies and assessments thereof.**
4. **Conditions, restrictions easements and/or setbacks, as shown on the recorded plat of Tract 1428.**
5. **Easements as delineated on the recorded plat,
For: 10 foot utility easement along road.
(Affects all Lots)**
6. **Memorandum of Agreement, including the terms and provisions thereof,
Between: The City of Klamath Falls
And: Five Development, LLC
Recorded: January 12, 2004
Book: M04
Page: 1624
Regarding: Annexation Agreement**
7. **Agreement, including the terms and provisions thereof,
Between: Enterprise Irrigation District
And: Five Development, LLC, JK Squared, LLC, Dan Martin Construction,
Recorded: January 19, 2005
Book: M05
Page: 3865
Regarding: Drainage Service**
8. **Covenants, conditions, restrictions, easements, and/or setbacks, imposed by instrument, including the terms and provisions thereof,
Recorded: February 18, 2005
Book: M05
Page: 11229**

NOTE: This exception omits from said instrument any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status or national origin as provided in 42 USC 3604, unless and only to the extent that the covenant (a) is not in violation of state or federal law, (b) is exempt under 42 USC 3607, or (c) relates to a handicap, but does not discriminate against handicapped people.

9. **Trust Deed, including the terms and provisions thereof,
Dated: February 27, 2007
Recorded: March 2, 2007
Book: 2007
Page: 3590
Grantor: Steven E. Hussey and Kimberly J. Hussey
Trustee: Lawyers Title Insurance Corporation, a Nebraska Corporation
Beneficiary: Dennis L. Mortimore and Joy Mortimore, as joint tenants with rights of survivorship
Amount: \$175,000.00
(Includes other property)**