

MTC82374

2008-007179  
Klamath County, Oregon



05/15/2008 11:33:31 AM Fee: \$21.00



After Recording Return To:  
Ticor Title  
850 O'Hare Parkway  
Medford OR 97504

Send Tax Statements To:  
Craig D. Johnston  
Barbara A. Watson  
1849 N. El Dorado  
Klamath Falls OR 97601

Title Order No.  
Escrow No. 03-75510  
Tax Account No.

SPECIAL WARRANTY DEED  
(ORS 93.855)

GreenPoint Mortgage Funding, Grantor, conveys and specially warrants to Craig D. Johnston and Barbara A. Watson, not as Tenants \*, Grantee, the following described real property free of encumbrances created or suffered by the Grantor except as specifically set forth herein: \*in Common, but with Rights of Survivorship

Lot 27 and the Northwesterly 25 feet of Lot 26 in Block 17 of El Dorado Heights, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007. 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 THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, 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 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007.

The true consideration for this conveyance is \$165,000.00.

Dated this 8 day of May, 2008

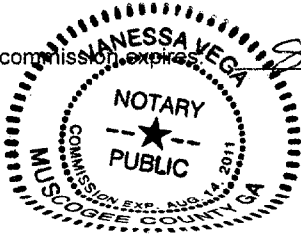
GreenPoint Mortgage Funding  
By: John Wildrick, Asst. Vice President

State of OR, County of Muscookee, ss.

This instrument was acknowledged before me on 5/18, 2008 by John Wildrick, as [Signature], of

[Signature]  
Notary Public

My commission expires 8/14/11



21AMT