

2008-009326

Klamath County, Oregon



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06/25/2008 11:54:32 AM

Fee: \$26.00

UNLESS A CHANGE IS REQUESTED,  
ALL TAX STATEMENTS SHALL BE  
SENT TO THE FOLLOWING ADDRESS:

Mr. & Mrs. William R. Addington and  
Judith A. Addington  
13600 Hricziscse Road  
Bonanza, OR 97623

AFTER RECORDING, RETURN TO:

Eric R. Foster  
Foster Denman, LLP  
Post Office Box 1667  
Medford, OR 97501

STATUTORY SPECIAL WARRANTY DEED


ROBERT K. ADDINGTON and JUDITH A. ADDINGTON also known as JUDITH ADDINGTON, husband and wife, Grantors, convey and specially warrant to JUDITH A. ADDINGTON, Grantee, an undivided one-half interest in and to the following described real property located in Klamath County, Oregon, and more particularly described on Exhibit "A" attached hereto and made a part hereof, free of encumbrances created or suffered by the Grantor except as expressly set forth herein:


The true consideration for this conveyance is other value given.

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.

DATED this 20 day of June, 2008.

GRANTORS:

  
ROBERT K. ADDINGTON


  
JUDITH A. ADDINGTON

STATE OF OREGON     )  
                                  ) ss.  
County of Jackson    )

On this 20 day of June, 2008, personally appeared the above-named ROBERT K. ADDINGTON and JUDITH A. ADDINGTON and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:



  
Notary Public for Oregon

Special Warranty Deed

## EXHIBIT "A"

### Parcel 1:

The W 1/2 of the W 1/2 of the NE 1/4 of the NE 1/4 of Section 16, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

ALSO a tract of land described as follows:

Beginning at the iron pin which marks the Northwest corner of the SE 1/4 NE 1/4 of Section 16, Township 39 South, Range 10 East of the Willamette Meridian, and running thence South parallel to the North-South quarter line and along the 40 line a distance of 882.2 feet to an iron pin which lies on the Northerly right of way line of the Klamath Falls-Lakeview Highway; thence South 57° 35' East along the Northerly right of way line of the Klamath Falls-Lakeview Highway, a distance of 392 feet to an iron pin; thence North parallel to the North-South quarter line a distance of 1090.5 feet to an iron pin; thence North 89° 40' West parallel to the North section line a distance of 331 feet, more or less, to the point of beginning, in the SE 1/4 of the NE 1/4 of Section 16, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

CODE 164 MAP 3910-01600 TL 00400 KEY# 597036

### Parcel 2:

Lot Four (4) in Block Two (2) of FARIVIEW ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, County of Klamath, State of Oregon.