

MT0394-9705



THIS SPACE

2008-010202

Klamath County, Oregon



07/16/2008 02:46:14 PM

Fee: \$21.00

After recording return to:

Ted R. Naccarati, Trustee

P.O. Box 1007

Keno, OR 97627

Until a change is requested all tax statements shall be sent to the following address:

Ted R. Naccarati, Trustee

P.O. Box 1007

Keno, OR 97627

Escrow No. MT74150-KR

Title No. 0074150

SPECIAL

### SPECIAL WARRANTY DEED

**Ted R. Naccarati and Barbara J. Naccarati, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell and convey to Ted R. Naccarati and Barbara J. Naccarati, or their successors, as trustees of The Naccarati Living Trust, under agreement dated May 11, 2001, Grantee(s) and grantee's heirs, successors and assigns the following described real property, free of encumbrances except as specifically set forth herein in the County of Klamath and State of Oregon, to wit:**

Lot 9 in Block 35 of TRACT NO. 1081 - FIFTH ADDITION TO KLAMATH RIVER ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Grantor is lawfully seized in fee simple on the above granted premises and SUBJECT TO: all those items of record, if any, as of the date of this deed and those shown below, if any:


2008-2009 Real Property Taxes a lien not yet due and payable.

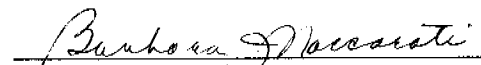
and the grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons claiming by, through, or under the grantor except those claiming under the above described encumbrances.

The true and actual consideration for this conveyance is **\$1.00**.

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 **16th** day of **July, 2008**.

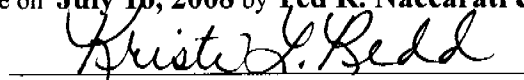
  
Ted R. Naccarati

  
Barbara J. Naccarati

State of Oregon  
County of Klamath



This instrument was acknowledged before me on **July 16, 2008** by **Ted R. Naccarati & Barbara J. Naccarati**.

  
(Notary Public for Oregon)  
My commission expires **11/16/2011**

AMERITITLE, has recorded this instrument by request as an accommodation only, and has not examined it for regularity and sufficiency or as to its effect upon the title to any real property that may be described therein.

2/11/11