

UTC 13916-9127

EOB

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.



William H. & Staci L. Hawthorne
2550 Hawkins Street
Klamath Falls, OR 97601
Grantor's Name and Address
Bryce Madsen and Crystal Lynn Madsen
c/o Blair Henderson, 404 Main St., Suite 3
Klamath Falls, OR 97601
Grantee's Name and Address

2008-014017
Klamath County, Oregon



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10/10/2008 03:17:58 PM

Fee: \$21.00

SPACE RESERVED
FOR
RECORDER'S

After recording, return to (Name, Address, Zip):

Bryce Madsen & Crystal Lynn Madsen
same as above named Grantee

Until requested otherwise, send all tax statements to (Name, Address, Zip):

Bryce Madsen & Crystal Lynn Madsen
same as above named Grantee

SPECIAL WARRANTY DEED

KNOW ALL BY THESE PRESENTS that
William H. Hawthorne and Staci L. Hawthorne, as tenants by the entirety
hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by
Bryce Madsen and Crystal Lynn Madsen, as tenants by the entirety
hereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns,
that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining,
situated in Klamath County, State of Oregon, described as follows, to-wit:

Lots 18 and 19 in Block 24, BUENA VISTA ADDITION to the City of Klamath Falls,
according to the official plat thereof on file in the office of the County Clerk
of Klamath County, Oregon.

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.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that the real property is free
from encumbrances created or suffered thereon by grantor and that grantor will warrant and defend the same and every part and
parcel thereof against the lawful claims and demands of all persons claiming by, through, or under the grantor.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ none. However, the
actual consideration consists of or includes other property or value given or promised which is ☐ the whole ☐ part of the (indicate
which) consideration. (The sentence between the symbols ®, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be
made so that this deed shall apply equally to corporations and to individuals.

In witness whereof, the grantor has executed this instrument on October 10, 2008; if grantor
is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do
so by order of its board of directors.

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.

William H. Hawthorne
Staci L. Hawthorne

STATE OF OREGON, County of Klamath

This instrument was acknowledged before me on October 10, 2008
by William H. Hawthorne and Staci L. Hawthorne

This instrument was acknowledged before me on
by
as
of



Kristi L. Redd
Notary Public for Oregon
My commission expires 11/16/2011

21pmf