

Returned @ County

AFTER RECORDING, RETURN TO:  
William C. Ezell  
Linda L. Ezell  
10295 SW Trapper Terrace  
Beaverton, OR 97008

2008-014679

Klamath County, Oregon



00055416200800146790010019

10/29/2008 11:55:48 AM

Fee: \$21.00

Until requested otherwise, send all  
tax statement to:  
William C. Ezell  
Linda L. Ezell  
10295 SW Trapper Terrace  
Beaverton, OR 97008

### WARRANTY DEED

William C. Ezell, "Grantor," hereby convey and warrant, to William C. and Linda L. Ezell, husband and wife, as Tenants in the Entirety, "Grantees," and grantees' heirs, successors and assigns the following real property, free of encumbrances except for matters of public record or as specifically set forth herein the County of Klamath, State of Oregon, to wit:

A PORTION OF LOT 1, BLOCK 4, HILLSIDE ADDITION TO THE CITY OF KLAMATH FALLS, ALSO REFERRED TO THE BACK 62 FEET OF LOT 1 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS; BEGINNING AT THE MOST SOUTHERLY CORNER OF SAID LOT 1; THENCE NORTH 21 DEGREES 14' WEST ALONG THE ALLEY 100 FEET; THENCE NORTH 68 DEGREES 46' EAST 41.3 FEET; THENCE SOUTH 89 DEGREES 38' EAST 22.3 FEET; THENCE SOUTH 21 DEGREES 14' EAST 91.8 FEET; THENCE SOUTH 68 DEGREES 46' WEST 62 FEET TO THE POINT OF BEGINNING

THE LIABILITY AND OBLIGATIONS OF THE GRANTORS TO GRANTEEES AND GRANTEEES' HEIRS AND ASSIGNS UNDER THE WARRANTIES AND COVENANTS CONTAINED HEREIN OR PROVIDED BY LAW SHALL BE LIMITED TO THE EXTENT OF COVERAGE THAT WOULD BE AVAILABLE TO GRANTORS UNDER A [STANDARD POLICY OF TITLE INSURANCE CONTAINING EXCEPTIONS FOR MATTERS OF PUBLIC RECORD EXTENDED]. IT IS THE INTENTION OF THE GRANTOR TO PRESERVE ANY EXISTING TITLE INSURANCE COVERAGE. THE LIMITATIONS CONTAINED HEREIN EXPRESSLY DO NOT RELIEVE GRANTORS OF ANY LIABILITY OR OBLIGATIONS UNDER THIS INSTRUMENT, BUT MERELY DEFINE THE SCOPE, NATURE, AND AMOUNT OF SUCH LIABILITY OR OBLIGATIONS.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$-0-.

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.

Dated this 21<sup>st</sup> day of October, 2008.

William C. Ezell  
William C. Ezell

STATE OF OREGON )  
County of Washington )ss.

The foregoing instrument was acknowledged before me this 21 day of October, 2008 by William C. Ezell.



Mary Chapman  
Notary Public for Oregon