

2008-015696

Klamath County, Oregon



00056600200800156960020023

11/21/2008 02:59:42 PM

Fee: \$26.00

Send Tax Statements to Grantee at:

Bruce T. and Mary E. Beattie

1460 East 6th Avenue

Sutherlin OR 97479

After Recording return to:

same as above

SPECIAL STATUTORY WARRANTY DEED

154 1185454

M.E. Luckie and Nellie C. Luckie, Grantors, convey and warrant to Bruce T. Beattie and Mary E. Beattie, husband and wife, Grantees, the following described real property free of encumbrances except as specifically set forth herein:

Lot 20 in Tract 1318 of Gilchrist Townsite, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Identification Number: R881477 Map Number: R2409-019DD-03500

The true consideration for this conveyance is \$15,000.00.

SUBJECT TO:

- (1) 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.
- (2) The property described in this instrument may not be within a fire protection district protecting structures. The property is subject to land use laws and regulations, which, in farm or forest zones, may not authorize construction or siting of a residence. 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 existence of fire protection for structures.
- (3) Buyer has had the opportunity to inspect the property as to environmental hazards or defects. Buyer hereby assumes the responsibility for any environmental hazards or defects and will hold seller harmless from any costs of inspection, removal, or any other expenses in connection with the pollution hazard.
- (4) All right of ways, agreements and easements of record, as amended, modified or assigned.

FLW-

(5) Restrictions shown on the recorded plat/partition of Tract 1318 - Gilchrist Townsite.

(6) Covenants, conditions, restrictions and/or easements; but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, family status, or national origin; recorded November 27, 1996 in Volume M96 page 37354, Deed records of Klamath County, Oregon.

DATED this 17 day of November, ~~2005~~ ²⁰⁰⁸

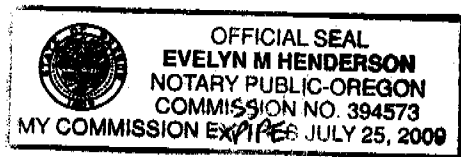
M.E. Luckie
M.E. Luckie

Nellie C. Luckie by M.E. Luckie
Nellie C. Luckie ATTY IN FACT

STATE OF OREGON)
COUNTY OF Deschutes) ss.

11-17-08, ~~2005~~

Personally appeared the above named M.E. Luckie and acknowledged the foregoing instrument to be his voluntary act. Before me:

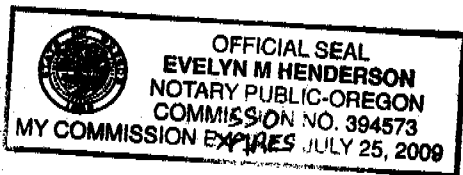


Evelyn M Henderson
Notary Public for Oregon

STATE OF OREGON)
COUNTY OF Deschutes) ss.

11-17-08, ~~2005~~

Personally appeared M.E. Luckie as attorney-in-fact for Nellie C. Luckie and acknowledged the foregoing instrument to be her voluntary act. Before me:



Evelyn M Henderson
Notary Public for Oregon