

NTC 82758

2009-005042

Klamath County, Oregon



00064064200900050420020024

RECORDING REQUESTED BY:

Fidelity National Title Company of Oregon

04/10/2009 03:26:27 PM

Fee: \$26.00

GRANTOR'S NAME:

Cristie Stevens

GRANTEE'S NAME:

John M. Dunlap

SEND TAX STATEMENTS TO:

John M. Dunlap

1627 W Main #223

Bozeman, MT 59715

AFTER RECORDING RETURN TO:

John M. Dunlap

1627 W. Main #223

Bozeman, MT 59715

Escrow No:  
20080009454-FTPOR08

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**SPECIAL WARRANTY DEED – STATUTORY FORM**  
(INDIVIDUAL or CORPORATION)

Cristie Stevens

Grantor, conveys and specially warrants to

John M. Dunlap

Grantee, the following described real property free and clear of encumbrances created or suffered by the grantor except as specifically set forth below:

ENCUMBRANCES:

Any covenants, conditions, restrictions and easements of record

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.

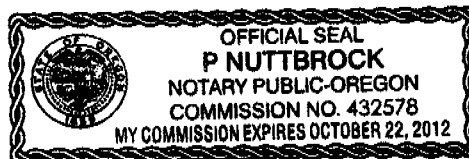
The true consideration for this conveyance is \$150,000.

Dated 4/7/09, if a corporate grantor, it has caused its name to be signed by order of its board of directors.

Cristie Stevens

State of OREGON  
COUNTY of Clackamas

This instrument was acknowledged before me on 4/7, 20 09  
by Cristie  
by Andy Stevens.



\_\_\_\_\_, Notary Public - State of Oregon  
My commission expires: \_\_\_\_\_

26amt

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

Lot 40 in Block 3 of TRACT 1119, LEISURE WOODS, UNIT 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.