

Not 84980

2009-007127

Klamath County, Oregon



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05/21/2009 03:03:23 PM

Fee: \$26.00

RECORDING REQUESTED BY:
Fidelity National Title Company of Oregon
GRANTOR'S NAME:
Morequity, Inc
GRANTEE'S NAME:
D and P Properties
SEND TAX STATEMENTS TO:
D and P Properties
1143 Pine Street
Klamath Falls, OR 97601
AFTER RECORDING RETURN TO:
D and P Properties
1143 Pine Street
Klamath Falls, OR 97601
Escrow No: 20090009335-FTPOR08

920 Applewood Street
Klamath Falls, OR 97603

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SPECIAL WARRANTY DEED - STATUTORY FORM

(INDIVIDUAL or CORPORATION)

Morequity, Inc, Grantor, conveys and specially warrants to

D and P Properties,

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

SEE LEGAL DESCRIPTION ATTACHED HERETO

ENCUMBRANCES: Any covenants, conditions, restrictions, easements, agreements, and reservations of public 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 \$90,300.00

Dated April 29, 2008 if a corporate grantor, it has caused its name to be signed by order of its board of directors.

Morequity, Inc

BY: Dan R. Becker
ITS: Asst Vice President

State of Indiana
County of Vanderburgh

This instrument was acknowledged before me on April 29, 2008 by Dan R. Becker
as Asst Vice President of MOREQUITY, INC.

Julie A. Hodges
Notary Public - State of Oregon
My commission expires: Indiana



JULIE A. HODGES
Resident of Vanderburgh County, IN
Commission Expires: April 13, 2016

26amt

EXHIBIT "A"
LEGAL DESCRIPTION

That portion of Lots 47 and 48 of OLD ORCHARD MANOR in the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, described as follows:

Beginning at the Northeast corner of said Lot 48; thence South along the East line of said lot, 34.3 feet to a point; thence West parallel to the South line of said lot to a point which is 34.3 feet South of the Northwest corner of said lot; thence North along the West line of said Lot 48 and Lot 47 to a point which is 42.7 feet North of the Southwest corner of said Lot 47; thence East parallel to the South line of said Lot 47 to a point on the East line of said Lot 47 which is 42.7 feet North of the Southeast corner of said Lot 47; thence South along the East line of said lots to the point of beginning.