

WTC 87050-DS



THIS SPACE RI

2010-002335

Klamath County, Oregon



00080077201000023350020023

02/16/2010 03:31:15 PM

Fee: \$42.00

After recording return to:

GAYLA M. COOK

11830 Ground Court

Klamath Falls, OR 97603

Until a change is requested all tax statements  
shall be sent to the following address:

GAYLA M. COOK

11830 Ground Court

Klamath Falls, OR 97603

Escrow No. MT87050-DS

Title No. 0087050

SPECIAL r.012910

### SPECIAL WARRANTY DEED

HUNTINGTON NATIONAL BANK, Grantor(s) hereby grant, bargain, sell and convey to GAYLA M. COOK, Grantee(s) and grantee's heirs, successors and assigns the following described real property, free of encumbrances except as specifically set forth herein in the County of KLAMATH and State of Oregon, to wit:

All of Lot 54 and the South 50 feet of Lot 55, LAKESHORE GARDENS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Grantor is lawfully seized in fee simple on the above granted premises and SUBJECT TO: all those items of record, if any, as of the date of this deed and those shown below, if any:

and the grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons claiming by, through, or under the grantor except those claiming under the above described encumbrances.

The true and actual consideration for this conveyance is \$64,800.00.

42amt

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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

Dated this 9th day of FEB, 2010

HUNTINGTON NATIONAL BANK

BY: [Signature]  
LYNNE LEISTER, BRIAN SOKOL

State of OHIO  
County of FRANKLIN

This instrument was acknowledged before me on 2/9, 2010 by BRIAN SOKOL, as STAFF OFFICER for HUNTINGTON NATIONAL BANK.

[Signature]  
(Notary Public)

My commission expires 8/12/12



ADAM C. BELINGER  
Notary Public, State of Ohio  
My Commission Expires  
August 12, 2012