

2010-004753
Klamath County, Oregon



THIS SPACE

04/20/2010 03:00:07 PM

Fee: \$47.00



After recording return to:
Amber M. Heavilin
4414 Cottage
Klamath Falls, OR 97603

Until a change is requested all tax statements
shall be sent to the following address:
Amber M. Heavilin
4414 Cottage
Klamath Falls, OR 97603

File No.: 7021-1547596 (SFK)
Date: March 23, 2010

1st 1547596

STATUTORY SPECIAL WARRANTY DEED

Julie Hornbuckle, who took title as Julie Elzner, Grantor, conveys and specially warrants to **Amber M. Heavilin**, Grantee, the following described real property free of liens and encumbrances created or suffered by the Grantor, except as specifically set forth herein:

This property is free from liens and encumbrances, EXCEPT:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

The true consideration for this conveyance is **\$56,000.00**. (Here comply with requirements of ORS 93.030)

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EXHIBIT A

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

The Easterly 70 feet of Lot 4, Block 2, Pleasant View Tracts, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at the Northeasterly corner of Lot 4 in Block 2, Pleasant View Tracts, as designated on the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon running thence Southerly 140 feet to the Southeast corner of said Lot 4, Block 2; thence Westerly 70 feet along the Southerly line of said Lot 4, Block 2; thence Northerly 140 feet parallel to the Easterly boundary of said Lot 4, Block 2; thence Easterly 70 feet to the point of beginning.