

UTC 87251

2010-007973  
Klamath County, Oregon



00086691201000079730030036

06/30/2010 03:24:30 PM Fee: \$47.00

RECORDING REQUESTED BY:  
Fidelity National Title Company of Oregon  
GRANTOR'S NAME:  
Beneficial Oregon Inc.  
GRANTEE'S NAME:  
Nick George and Danielle George, as tenants by  
the entirety  
SEND TAX STATEMENTS TO:  
Nick George and Danielle George  
576 Miller Island Rd.  
Klamath Falls, OR 97603  
AFTER RECORDING RETURN TO:  
Nick George and Danielle George  
576 Miller Island Rd.  
Klamath Falls, OR 97603  
Escrow No: 20100003616-FTPOR03  
576 Miller Island Rd.  
Klamath Falls, OR 97603

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SPECIAL WARRANTY DEED – STATUTORY FORM  
(INDIVIDUAL or CORPORATION)

Beneficial Oregon Inc. Grantor, conveys and specially warrants to  
Nicholas J. /Marie  
Nick George and Danielle George, as tenants by the entirety  
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: Assessed as Farm Use Land, within Klamath Irrigation District, Rights of the Public  
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.  
The true consideration for this conveyance is \$142,000.00.  
Dated May 12, 2010; if a corporate grantor, it has caused its name to be signed by order of  
its board of directors.

Beneficial Oregon Inc.  
BY: John S. Holman  
ITS John S. Holman  
Asst. Vice President

State of \_\_\_\_\_  
County of \_\_\_\_\_

See attached

This instrument was acknowledged before me on \_\_\_\_\_, 20\_\_ by  
as \_\_\_\_\_ of \_\_\_\_\_

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

47 DMJ

# CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Los Angeles

On May 13, 2010  
Date

before me,

J. Gray  
Here Insert Name and Title of the Officer

personally appeared

John S Holman  
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

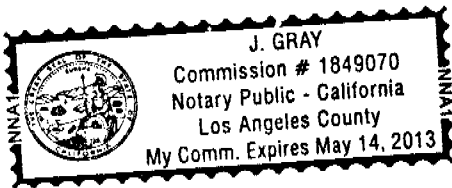
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

J. Gray  
Signature of Notary Public

Place Notary Seal Above



## OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

### Description of Attached Document

Title or Type of Document: Special Warranty Deed

Document Date: May 13, 2010

Number of Pages: 3

Signer(s) Other Than Named Above: \_\_\_\_\_

### Capacity(ies) Claimed by Signer(s)

Signer's Name: \_\_\_\_\_

- ☐ Individual  
☐ Corporate Officer — Title(s): \_\_\_\_\_  
☐ Partner — ☐ Limited ☐ General  
☐ Attorney in Fact  
☐ Trustee  
☐ Guardian or Conservator  
☐ Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_

RIGHT THUMBPRINT  
OF SIGNER  
Top of thumb here

Signer's Name: \_\_\_\_\_

- ☐ Individual  
☐ Corporate Officer — Title(s): \_\_\_\_\_  
☐ Partner — ☐ Limited ☐ General  
☐ Attorney in Fact  
☐ Trustee  
☐ Guardian or Conservator  
☐ Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_

RIGHT THUMBPRINT  
OF SIGNER  
Top of thumb here

**LEGAL DESCRIPTION**

A parcel of land being a portion of the NE1/4 NW1/4 Section 29, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point 40 feet South and 659.4 feet East of the Northwest corner of the NE1/4 NW1/4 of Section 29, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon; thence South 1,280 feet, more or less, to the South line of said NE1/4 NW1/4; thence East along the South line of the said NE1/4 NW1/4 329.7 feet; thence North 1,280 feet, more or less, to the South line of the Miller Island Road; thence West along the South line of said road, 329.70 feet to the point of beginning.