

2010-008856

Klamath County, Oregon



00087779201000088560030035

RECORDING REQUESTED BY:

07/26/2010 03:28:36 PM

Fee: \$47.00

Chicago Title Insurance Company of Oregon
16100 NW Cornell Road, Suite 110
Beaverton, OR 97006

SEND TAX STATEMENTS TO:
Judith Neighbours
5521 Benchwood Ave
Klamath Falls OR 97603

AFTER RECORDING RETURN TO:
Judith Neighbours
Same as above

Escrow No: 472509475600JP-34

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SPECIAL WARRANTY DEED – STATUTORY FORM
(INDIVIDUAL or CORPORATION)

LVN Corporation

Grantor, does not represent, warrants and transfers without recourse to

^{S.}
Judith Neighbours

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

Lot 17, Tract No. 1441, SKY RIDGE ESTATES, PHASE 1, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Property Address: 5521 Benchwood Ave, Klamath Falls OR 97603

ENCUMBRANCES: See attached "Exhibit A"

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 \$229,900.00.

Dated 7/8/10; if a corporate grantor, it has caused its name to be signed by order of its board of directors.

LVN Corporation

BY: _____

Kent Twitchell
Its Attorney-In-Fact

47amt

attached to Special Warranty deed
dated July 8, 2010

STATE OF Texas
County of Collin

This instrument was acknowledged before me on July 8, 2010 by
Kent Twitchell as Attorney in Fact of
LVN Corporation

Jennifer Carol Moore
Notary Public for Texas

My Commission Expires: 05/13/12
(SEAL)

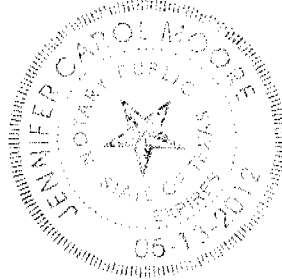


EXHIBIT A

Taxes for the fiscal year 2010-2011, a lien not yet due and payable.

Account No: 3809-026DD-00400-000 Key No: 892486
Code No: 064

City liens, if any due and payable to the City of Klamath Falls.

The premises herein described are within and subject to the statutory powers, including the power of assessment and easements of Klamath Lake Grazing Fire Patrol.

Agreement, subject to the terms and provisions thereof, between City of Klamath Falls, and Basin View Development Co., dated January 2, 1979, recorded January 5, 1979, in Volume M79, page 456, re-recorded January 30, 1979, in Volume M79, page 2453, Deed Records of Klamath County, Oregon, pertaining to the development of said property. As amended by agreement recorded March 7, 1979, in Volume M79, page 5113, Deed Records of Klamath County, Oregon.

Subdivision Development Agreement subject to the terms and provisions thereof;

Dated: February 9, 2006
Recorded: February 10, 2006
Volume: M06, page 02643, Microfilm Records of Klamath County, Oregon

Covenants, conditions, restrictions, and easements as shown on recorded plat, as follows:

"... does hereby create the public utility easements as shown hereon, and does hereby submit for approval and record said plat of Tract No. 1441 SKY RIDGE ESTATES, PHASE 1, henceforth to be so known. Said plat being subject to:

1. All streets are public ways, dedicated to the city, with the exception to that part of North Homedale Road that is a public roadway right of way easement per Volume M06, page 01975, Microfilm Records of Klamath County, Oregon. 2. Common Area "A" to be owned and maintained by the Tract 1441, SKY RIDGE ESTATES, PHASE 1, Lot Owners Association. 3. Lot 24 is designated as a Developers lot and will remain in the ownership of SKY RIDGE ESTATES - III, LLC. 5. Development agreement per Volume M06, page 02643, Microfilm Records of Klamath County, Oregon. 6. Lots 1, 2, 4 and Common Area "A" are restricted from having driveway access on North Homedale Road.

Easements as dedicated or delineated on the recorded plat.

For: Public utility
Affects: The 10 feet of said Lot abutting Benchwood Avenue

Covenants, conditions and restrictions, but omitting covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, subject to the terms and provisions thereof,

Dated: October 28, 2005
Recorded: March 22, 2006
Volume: M06, page 05061, Microfilm Records of Klamath County, Oregon

Said covenants, conditions and restrictions contain among other things provisions for levies and assessments of the Sky Ridge Homeowners Association.

Affidavit Consenting to the Amended Declaration of Covenants, Conditions and Restrictions for Skyridge Estates, subject to the terms and provisions thereof;

Dated: May 7, 2007
Recorded: May 9, 2007
Volume: 2007-008371, Microfilm Records of Klamath County, Oregon

Amended Declaration of Covenants, Conditions and Restrictions for Skyridge Estates, subject to the terms and provisions thereof;

Recorded: May 9, 2007
Volume: 2007-008386, Microfilm Records of Klamath County, Oregon