

MT90108-MS



THIS SPAC

2011-005053
Klamath County, Oregon



04/21/2011 03:31:35 PM

Fee: \$37.00

After recording return to:

Eric C. Herrlich
5796 Bartlett Avenue
Klamath Falls, OR 97603

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

Eric C. Herrlich
5796 Bartlett Avenue
Klamath Falls, OR 97603

Escrow No. MT90108-MS
Title No. 0090108
SPECIAL1 r.041111

SPECIAL WARRANTY DEED

James T. Connell and Margaret S. Connell, as tenants by the entirety,

Grantor(s) hereby conveys and specially warrants to

Eric C. Herrlich and Cheryl Y. Herrlich, as tenants by the entirety,

Grantee(s) and grantee's heirs, successors and assigns the following described real property free of encumbrances created or suffered by the Grantor, except as specifically set forth herein, situated in the County of **KLAMATH** and State of Oregon, to wit:

Lot 8, Block 3, Tract 1126, FIRST ADDITION TO FERNDAL, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The true and actual consideration for this conveyance is **\$166,000.00**.

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.

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.

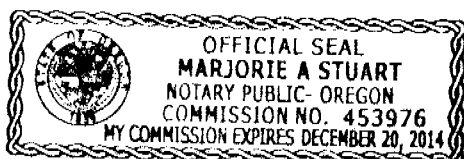
Dated this 18th day of April, 2011

James T. Connell

Margaret S. Connell

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on 4/18, 2011 by James T. Connell and Margaret S. Connell.



(Notary Public for Oregon)

My commission expires 12/20/14

37AWJ