

1st 1657744

2011-006649

Klamath County, Oregon



00102624201100066490030039

05/31/2011 03:30:36 PM

Fee: \$47.00

After recording and  
send tax statements to:

Ryon J. Ottoman  
8200 N. Laurel Glenn Boulevard  
Apartment 1814  
Bakersfield, CA 93311

### SPECIAL STATUTORY WARRANTY DEED

NONDICE L. McFALL, Successor Trustee, of the The Herman T. Vowell Loving Trust dated April 12, 1990 and ROBERT ADDINGTON, Successor Trustee, of the Ray Vowel Loving Trust dated April 12, 1990 each as to an undivided one-half interest, hereinafter called Grantors, convey and specially warrant to Ryon J. Ottoman, that certain real property situated in Malin, Klamath County, Oregon, and legally described as follows, to-wit:

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

GOVERNMENT LOTS 6 AND 7 IN SECTION 7, TOWNSHIP 41 SOUTH, RANGE 12 EAST OF THE WILLAMETTE MERIDIAN,

EXCEPT THAT PORTION OF SAID LOTS 6 AND 7 (NE 1/4 NE 1/4) DESCRIBED IN DEED FROM VINCENT JELINEK AND ANNA JELINEK, HIS WIFE, TO UNITED STATES OF AMERICA DATED JUNE 14, 1916 AND RECORDED OCTOBER 19, 1916 IN VOLUME 46 AT PAGE 210, DEED RECORDS OF KLAMATH COUNTY, AND

EXCEPTING ALSO THAT PORTION OF SAID REAL PROPERTY DESCRIBED IN DEED FROM VINCENT JELINEK AND ANNA JELINEK, HIS WIFE, TO KLAMATH COUNTY, OREGON, RECORDED MAY 11, 1934 IN VOLUME 103 AT PAGE 31, DEED RECORDS OF KLAMATH COUNTY, OREGON, AND

EXCEPT, ALSO THAT PORTION OF SAID REAL PROPERTY WHICH IS IN ROADS, HIGHWAYS AND OTHER RIGHTS OF WAY.

Subject to liens and assessments of Klamath Project and Klamath Irrigation District and regulations, contracts, easements, water and irrigation rights in connection therewith.

Tax Parcel Number: R108984

-1- SPECIAL STATUTORY WARRANTY DEED

True and actual consideration is: zero dollars;  
estate planning purposes only

TO HAVE AND TO HOLD the same unto the said Grantee and Grantee=s heirs, successors and assigns forever.

The Grantors warrant and will defend the title to the property against all persons who may lawfully claim the same, by, through or under the Grantors.

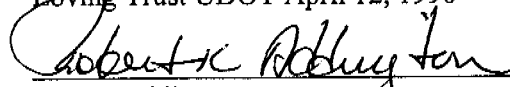
There is no monetary consideration for this transfer. The transfer is made for estate planning purposes.

**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 25 day of May, 2011


  
Nondice L. McFall

Successor Trustee of the Herman T. Vowell  
Loving Trust UDOT April 12, 1990




Robert Addington  
Successor Trustee of the Ray Vowell Loving  
Trust UDOT April 12, 1990

Personally appeared before me this 25 day of May, 2011 the above-named Nondice L. McFall and she acknowledged the foregoing instrument to be her voluntary act and deed.

 OFFICIAL SEAL  
KYLE MICHAEL CANIFAX  
NOTARY PUBLIC - OREGON  
COMMISSION NO. 445414  
MY COMMISSION EXPIRES DECEMBER 29, 2013

Notary Public for Oregon  
My commission expires: 12/29/2013

Personally appeared before me this 26 day of May, 2011, the above-named Robert Addington and he acknowledged the foregoing instrument to be his voluntary act and deed.

 OFFICIAL SEAL  
**CYNTHIA SUE LEARY**  
NOTARY PUBLIC - OREGON  
COMMISSION NO. 454182  
MY COMMISSION EXPIRES DECEMBER 29, 2014

Notary Public for Oregon  
My commission expires: \_\_\_\_\_

H: Senior Read Estate (D); DS: Special Warranty; V: well