

2011-08668

Klamath County, Oregon



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07/27/2011 10:31:42 AM

Fee: \$37.00

WHEN RECORDED, MAIL TO:

Erik C. Paulsen, LLC
8494 South 700 East, Suite 150
Sandy, Utah 84070

MAIL TAX NOTICES TO:

1601 Bryce Canyon Way
Kanab, Utah 84741

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is given by NELS BREDAHL, with an address of 1601 Bryce Canyon Way, Kanab, Utah 84741 (as "Grantor"), to Niels L. Bredahl, as trustee of THE NIELS L. BREDAHL TRUST, dated July 7, 2011, with an address of 1601 Bryce Canyon Way, Kanab, Utah, 84741 (as "Grantee").

For no consideration, Grantor hereby conveys and warrants only as against all claiming by, through or under it to Grantee certain real estate situated in Klamath County, State of Oregon, more particularly described as follows:

Lot A in Block 45, SUPPLEMENTAL PLAT of Lots 1, 2, 7 and 8 in Block 45 of NICHOLS ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, EXCEPTING THEREFROM that portion thereof lying Southwesterly of a line drawn from a point on the Southeasterly line of Washington Street, 40 feet Northeasterly of the most Westerly corner of said lot to a point on the Southeasterly line of said lot, 38 feet Northeasterly of the most Southerly corner of said Lot, in the City of Klamath Falls, Klamath County, Oregon.

DATED effective as of July 7, 2011.

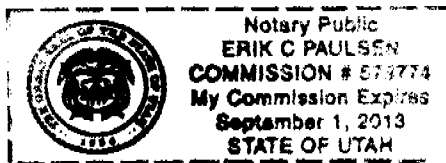

NELS BREDAHL

STATE OF UTAH

:SS

COUNTY OF SALT LAKE

The foregoing instrument was acknowledged before me on July 7, 2011, by NELS BREDAHL.




NOTARY PUBLIC