



THIS SPACE F

2011-010105
Klamath County, Oregon



09/06/2011 03:19:45 PM

Fee: \$42.00

After recording return to:

Root Family Trust, Dated August 2004
33451 Witam Bluff Drive
Chiloquin, OR 97624

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

Root Family Trust, Dated August 2004
33451 Witam Bluff Drive
Chiloquin, OR 97624

Escrow No. AP0795996

Title No. 0795996

SPECIAL r.042611

SPECIAL WARRANTY DEED

Robert H. Root and Edith Root, husband and wife,

Grantor(s) hereby conveys and specially warrants to

Robert H. Root and Edith L. Root, Trustees of the Root Family Trust, Dated JULY 29, 2011

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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

The true and actual consideration for this conveyance is **\$0.00**.

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:

2011-2012 Real Property Taxes a lien not yet due and payable.

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 8th day of August, 2011.

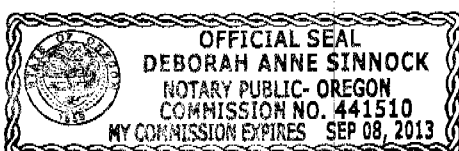
Robert H. Root

Edith Root

State of Oregon
County of Klamath

On this 8th day of August, 2011, personally appeared before me the above named Robert H. Root and Edith Root, and acknowledged the foregoing instrument to their voluntary act and deed.

WITNESS My hand and official seal.



Notary Public for Oregon
My Commission expires: 9-8-13

427m

EXHIBIT "A"
LEGAL DESCRIPTION

Lot 14, Block 4, Tract No. 1065, IRISH BEND, according to the official plat thereof on file in the office of the County Clerk of Klamath County Oregon. TOGETHER WITH an undivided 1/90th interest in and to Lot 12, Block 4, Tract No. 1065, IRISH BEND.