

~ ~ ~ NCC 90147

2011-010494
Klamath County, Oregon



09/19/2011 11:28:09 AM

Fee: \$42.00

RECORDING REQUESTED BY:
Ticor Title Company of Oregon
744 NE 7th Street
Grants Pass, OR 97526

SEND TAX STATEMENTS TO:
Allen Hoy ~~and Estate in Real Property~~ and Ora Hoy
575 Joe Wright Road
Klamath Falls, OR 97603

AFTER RECORDING RETURN TO:
Allen Hoy and Ora Hoy
575 Joe Wright Road
Klamath Falls, OR 97603

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SPECIAL WARRANTY DEED – STATUTORY FORM
(INDIVIDUAL or CORPORATION)

KeyBank National Association
Grantor, conveys and specially warrants to
Allen Hoy, ~~an Estate in Real Property~~ and Ora Hoy, Husband and Wife as Tenants by the Entirety
Grantee, the following described real property free and clear of encumbrances created or suffered by the
grantor except as specifically set forth below:

See attached Exhibit "A" as made a part hereof

Subject to: The said proeprty is free from encumbrances except: 2011/12 Real Property Taxes a lien not
yet due and payable; Covenants, Conditions, Restrictions, Reservations, Set Back Lines, Powers of
Special Districts and Easements of record, if any.

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 \$15,750.00

Dated September ^{15th} 2011; if a corporate grantor, it has caused its name to be signed by order of its
board of directors.

KeyBank National Association

BY: [Signature]
LPS Asset Management Solutions, Inc as
Attorney in Fact on behalf of said KeyBank National
Association

Norma J. Dudgeon, AVP

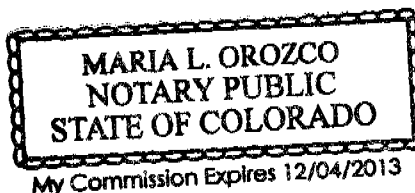
State of Colorado
COUNTY of Jefferson

This instrument was acknowledged before me on September 15, 2011

by Norma J. Dudgeon as

AVP of LPS Asset Management Solutions, Inc as Attorney in Fact on behalf of said
KeyBank National Association

[Signature] Notary Public - State of Colorado
470341012050-TTJA26
Deed (Special Warranty – Statutory Form)



42pm

EXHIBIT "A"
LEGAL DESCRIPTION

A tract of land situated in the NE1/4 SW1/4 of Section 9, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, and being a portion of vacated Block 16 and Birch Street, EWAUNA PARK SUBDIVISION, more particularly described as follows:

Beginning at a point on the centerline of vacated Birch Street, from which the center quarter corner of said Section 9 bears North 33° 17' 23" East 571.15 feet; thence South 19° 18' West 25.00 feet to the Southerly line of said Birch Street; thence North 70° 42' West 191.00 feet, along said Southerly line to the Easterly right of way line of Tingley Lane (Manzanita Way by said Ewauna Park); thence North 19° 18' East along said right of way line, 212.34 feet; thence South 27° 54' 47" East 69.05 feet; thence South 66° 22' 22" East 140.73 feet; thence South 19° 18' West 129.82 feet to the point of beginning, with bearings based on said plat of EWAUNA PARK.