

2011-011288

Klamath County, Oregon



00108435201100112880010011

10/11/2011 08:52:03 AM

Fee: \$37.00

When recorded, mail to (GRANTEE):

Mail tax statements to (GRANTEE):

Eric Templeton and Bich Templeton

8448 SE 134th Dr.

Portland, OR 97236

SPECIAL WARRANT DEED

Nickolas McCrimmon Sheedy (hereafter known as **GRANTOR**) conveys and specially warrants to **Eric Templeton and Bich Templeton** (hereafter known as **GRANTEES**), the following described real property, free and clear of any encumbrances created or suffered by the **GRANTOR**, situated in:

Klamath County, Oregon

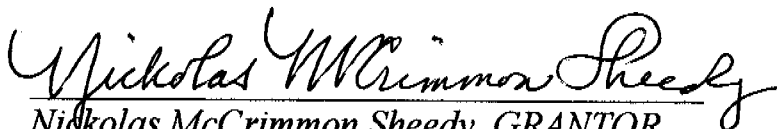
Nimrod River Park, 4th Addition, Block 31, Lot 52

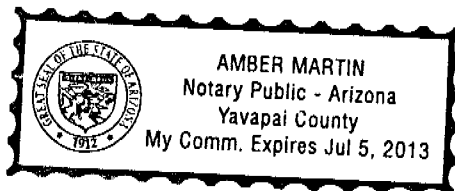
Klamath County Assessor Parcel No. R-3610-012B0-01400-000

True consideration for this conveyance is **\$1,500.00**, receipt of which is hereby acknowledged.

This instrument will 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 approved uses and to determine any limits on lawsuits against farming or forest practices as defined in or rev. Stat. 30.930.

Dated this 20th day of September, 2011.


Nickolas McCrimmon Sheedy, GRANTOR



State of	Arizona
County of	Yavapai
The foregoing document was acknowledged before me	
by <u>Nickolas McCrimmon Sheedy</u>	
On this	20 th day of Sept 2011
Notary Public	
My Commission Expires: July 5 2013	