

MT93160-MS



THIS SPACE

2012-004007

Klamath County, Oregon



00116808201200040070020022

04/17/2012 11:25:22 AM

Fee: \$42.00

After recording return to:

Sean McClure

P.O. Box 91

Bonanza, OR 97623

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

Sean McClure

same as above

Escrow No. MT93160-MS

Title No. 0093160

SPECIAL r.020212

### SPECIAL WARRANTY DEED

**Prudential Relocation, Inc., a Colorado Corporation, N/K/A Brookfield Relocation, Inc.**

Grantor(s) hereby conveys and specially warrants to

SEAN MC CLURE AND ERIN M. MC CLURE, AS TENANTS BY THE ENTIRETY

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:

Lot 21 in Block 59 of **KLAMATH FALLS FOREST ESTATES, HIGHWAY 66 UNIT, PLAT No. 2**, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The true and actual consideration for this conveyance is \$ 130,000.00.

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:

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.

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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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. 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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this 22nd day of March, 2012

Prudential Relocation, Inc., a Colorado Corporation n/k/a Brookfield Relocation, Inc.

by

[Signature]  
Authorized signer

State of

TEXAS

County of

HARRIS

This instrument was acknowledged before me on 03/22/2012, 2012 by RANDALL RAMIREZ  
Assistant Secretary as authorized signer for Prudential Relocation, Inc., a Colorado Corporation,  
n/k/a Brookfield Relocation, Inc.

[Signature]  
(Notary Public)

My commission expires 03/14/2015

