



THIS SPACE RESERVED FOR RE

**2013-000357**  
Klamath County, Oregon  
01/09/2013 03:35:24 PM  
Fee: \$42.00

After recording return to:

DONALD J. MCMEEEKIN

1420 Wilson Cemetery Rd.

Chiloquin, OR 97624

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

DONALD J. MCMEEEKIN

1420 Wilson Cemetery Rd.

Chiloquin, OR 97624

Escrow No. MT96011-DS

Title No. 0096011

SPECIAL r.020212

### SPECIAL WARRANTY DEED

**VANDERBILT MORTGAGE AND FINANCE INC,**

Grantor(s) hereby conveys and specially warrants to

**DONALD J. MCMEEEKIN and CHERI R. MCMEEEKIN, 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:

**Parcel 1:**

**Lots 15 and 16, Block 2, Tract 1021, WILLIAMSON RIVER KNOLL, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

**Parcel 2:**

**An undivided 2/80th interest in the Easterly 60 feet of that portion of Government Lots 40, 41, 44 and 45 in Section 20, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, lying South of said WILLIAMSON RIVER KNOLL, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon and North of the Williamson River.**

The true and actual consideration for this conveyance is **\$84,950.00.**

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.

*42 AMT*

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 8 day of January 2013.

VANDERBILT MORTGAGE AND FINANCE INC

BY:

Joseph G. Johnson  
Joseph G. Johnson - Authorized Agent

State of Tennessee  
County of Blount

This instrument was acknowledged before me on January 8, 2013 by Joseph G. Johnson, as Authorized Agent for VANDERBILT MORTGAGE AND FINANCE INC.

Carolyn Sexton  
(Notary Public)

My commission expires 9/26/2015

