

2013-006168

Klamath County, Oregon

05/31/2013 03:13:43 PM

Fee: \$37.00

NTE 97438-MS

Address of Grantor: (Name, Address, Zip)

C/O NEI GLOBAL RELOCATION COMPANY
8701 WEST DODGE ROAD
OMAHA, NE 68114

After recording return to Grantee: (Name, Address, Zip)

Joseph M. Moreland
7505 Kress Drive
Klamath Falls, OR 97603Until requested otherwise, send all tax statements to:
(Name, Address, Zip)

same as above

SPACE ABOVE RESERVED FOR RECORDER'S USE

SPECIAL WARRANTY DEED
(Individual Grantor)

N. P. DODGE, JR., AS TRUSTEE UNDER THE TRUST AGREEMENT DATED THE 14th DAY OF OCTOBER, 1985, AND KNOWN AS THE TRUST BETWEEN NATIONAL EQUITY, INC., A NEBRASKA CORPORATION AND N. P. DODGE, JR., Grantor, conveys and specially warrants to JOSEPH M. MORELAND AND BETH R. MORELAND, AS TENANTS BY THE ENTIRETY

Grantee, the following described real property free of encumbrances created or suffered by Grantor, except as specifically set forth herein, situated in KLAMATH County, State of Oregon, described as follows, to-wit:

Lot 10, Block 2, HENLEY ACRES, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

Subject to easements, restrictions, covenants, agreements, and mineral exceptions, if any, of record.

The property is free from encumbrances except (if none, so state): those of record

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.

The true and actual consideration paid for this transfer, stated in terms of dollars is, \$ 140,000.00

The Tax Account Number of the property is 3910-031B0-01400-000.

Dated: May 1, 2013

N.P. Dodge, Jr.

N.P. Dodge, Jr., Trustee

STATE OF Nebraska

County of Douglas

The foregoing instrument was acknowledged before me on this 1 day of May, 2013
by N.P. Dodge, Jr., Trustee

Susan L. Rachwitz
Notary Public in and for the State of Nebraska
My commission expires: 6-9-15

Prepared under the direction of:
Don G. Carter
McEwen Gisvold LLP
1100 Southwest 6th Ave, Suite 1600
Portland, OR 97204

BTW

