



THIS SPACE RESERVED FOR RECORDER'S USE

2013-007270
Klamath County, Oregon
06/25/2013 11:37:44 AM
Fee: \$47.00

After recording return to:
Clifford E. Fox
6727 Kimberly Court
Klamath Falls, OR 97603

Until a change is requested all tax statements shall be sent to the following address:
Clifford E. Fox
6727 Kimberly Court
Klamath Falls, OR 97603

Escrow No. MT97837-CT
Title No. 0097837
SPECIAL r.020212

SPECIAL WARRANTY DEED

Clifford E. Fox and Peggy J. Fox, Trustees of The Clifford and Peggy Fox Trust Dated February 5, 2009,

Grantor(s) hereby conveys and specially warrants to

Clifford E. Fox and Peggy J. Fox, husband and wife,

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 27, Block 3, TRACT NO. 1120, SECOND ADDITION TO EAST HILLS ESTATES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

ALSO, the following described real property situate in Klamath County, Oregon being a portion of Lot 28, Block 3, TRACT NO. 1120, SECOND ADDITION TO EAST HILLS ESTATES and more particularly described as follows:

Beginning at a point which is South 00° 21' 05" East, 124.32 feet from the Northwest corner of said Lot 28, Block 3; thence continuing South 00° 21' 05" East, 260.85 feet to the Southwest corner of said Lot 28; thence North 84° 22' 25" East, 506.26 feet to the Northerly beginning of the Cul-de-sac of Kimberly Court; thence North 29° 56' 32" East 110.00 feet, thence North 47° 50' 02" West, 159.49 feet to the Southeast corner of Lot 5, Block 3, TRACT NO. 1103, EAST HILLS ESTATES; thence along the Southerly line of said TRACT NO. 1103 North 48° 43' 56" West, 130.38 feet; West 136.65 feet; South 24° 49' 43" West, 85.03 feet to the most Southerly corner of Lot 1, Block 3 of said TRACT NO. 1103; thence West 171.77 feet to the point of beginning.

EXCEPTING THEREFROM a tract of land situated in Lot 28, Block 3 of TRACT NO. 1120, SECOND ADDITION TO EAST HILLS ESTATES, a subdivision located in the NE1/4 of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a 1/2' iron pin on the West line of said Lot 28, from which the Northwest corner of said Lot 28 bears North 00° 21' 05" West, 124.32 feet; thence South 00° 21' 05" East on said West line, 100.00 feet to a 1/2' iron pin; thence South 89° 56' 53" East 110.60 feet to a 1/2' iron pin; thence North 00° 21' 05" West 100.00 feet to a 1/2' iron pin; thence North 89° 56' 53" West 110.60 feet to the point of beginning.

The true and actual consideration for this conveyance is **\$0.00**.

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.

47 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 17 day of June, 2013

The Clifford and Peggy Fox Trust Dated February 5, 2009

By: Clifford E. Fox, Trustee
Clifford E. Fox, Trustee

By: Peggy J. Fox, Trustee
Peggy J. Fox, Trustee

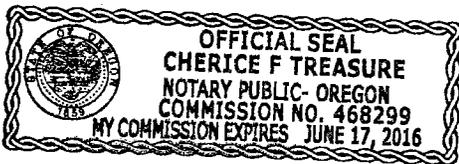
State of Oregon
County of Klamath

On this 17 day of June, 2013, personally appeared before me the above named Clifford E. Fox and Peggy J. Fox, Trustees of The Clifford and Peggy Fox Trust Dated February 5, 2009, and acknowledged the foregoing instrument to be his/~~her~~/their voluntary act and deed.

WITNESS My hand and official seal.

Cherice J. Treasure

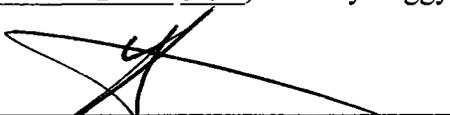
Notary Public for Oregon
My Commission expires: 6/17/2016



State of Arizona

County of MARICOPA

This instrument was acknowledged before me on June 19, 2013 by Peggy J. Fox.



Notary Public for ARIZONA

My commission expires July 19, 2013

