

Returned • Couriers

Recording Requested by:

2013-009862

Klamath County, Oregon



00141545201300098620030037

08/28/2013 01:03:54 PM

Fee: \$47.00

GRANTOR'S NAME:

CALI JEAN TILLMAN

GRANTEE'S NAME:

JOSEPH SETH TILLMAN

SEND TAX STATEMENTS TO:

Joseph Seth Tillman

2555 Garden Avenue

Klamath Falls, Oregon 97601

AFTER RECORDING RETURN TO:

Joseph Seth Tillman

2555 Garden Avenue

Klamath Falls, Oregon 97601

SPECIAL WARRANTY DEED-STATUTORY FORM

Individual

Cali Jean Tillman

Grantor, conveys and specially warrants to

Joseph Seth Tillman

Grantee, One Third Interest in the following described real property free and clear of encumbrances created or suffered by the grantor except as specifically set forth below:

Accrued property taxes due and payable but not yet paid.

SEE LEGAL DESCRIPTION ATTACHED HERETO AS AN EXHIBIT 'A'

ENCUMBRANCES:

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. 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

\$16,668.00

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.

The true consideration for this conveyance is \$16,668.00.

Dated 8-28-2013

Cali Jean Tillman

by: *Cert [Signature]*

State of Oregon

County of Klamath

This Instrument was acknowledged before me on August 28, 2013

by *V Louise Monteith Cali Jean Tillman*

Notary Public-State of Oregon *V Louise Monteith*

My commission expires March 07, 2014



Title No.

Escrow No. 26-64106

EXHIBIT 'A'

Legal Description:

PARCEL 1:

Lot 30, RESUBDIVISION OF BLOCK 125, MILLS ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

PARCEL 2:

That portion of the strip of land contiguous to the Northerly boundary of Lot 30, Block 125, MILLS ADDITION TO THE CITY OF KLAMATH FALLS, shown on the map filed May 1, 1926 in the Klamath County Records, and between the extensions of the Northwestern boundary line and the East boundary line of said Lot 30 to the centerline of the strip of land described in that certain correction deed to the United States dated September 28, 1912; recorded in Book 38 at Page 209, filed in the Records of Klamath County, Oregon.

GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY TO A BONAFIDE PURCHASER FOR VALUE FOR A SALES PRICE OF GREATER THAN \$60000⁰⁰ FOR A PERIOD OF 3 MONTHS FROM THE DATE OF THIS DEED. GRANTEE SHALL ALSO BE PROHIBITED FROM ENCUMBERING SUBJECT PROPERTY WITH A SECURITY INTEREST IN THE PRINCIPAL AMOUNT OF GREATER THAN \$60000⁰⁰ FOR A PERIOD OF 3 MONTHS FROM THE DATE OF THIS DEED. THESE RESTRICTIONS SHALL RUN WITH THE LAND AND ARE NOT PERSONAL TO GRANTEE.

THIS RESTRICTION SHALL TERMINATE IMMEDIATELY UPON CONVEYANCE AT ANY FORECLOSURE SALE RELATED TO A MORTGAGE OR DEED OF TRUST.

Subject to:

The said property is free from encumbrances except:
COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, SET BACK LINES,
POWERS OF SPECIAL DISTRICTS AND EASEMENTS OF RECORD, IF ANY.