



THIS SPACE RESERVED FOR RECORD

2013-011884  
Klamath County, Oregon  
10/21/2013 11:25:44 AM  
Fee: \$47.00

MT99028-SH

After recording return to:

David W. Robatcek

3055 Patterson Street

Klamath Falls, OR 97603

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

David W. Robatcek

3055 Patterson Street

Klamath Falls, OR 97603

Escrow No. MT99028-SH

Title No. 0099028

SPECIAL r.020212

### SPECIAL WARRANTY DEED

**David Robatcek, Initial Trustee of the Robatcek 2011 Revocable Trust UAD February 18, 2011,**

Grantor(s) hereby conveys and specially warrants to

**David W. Robatcek and Rosemarie G. Robatcek, 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:

The property described in Exhibit 'A' attached hereto and made a part hereof

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:

2013-2014 Real Property Taxes a lien not yet due and payable.

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 15 day of October, 2013, 2013

Robatcek 2011 Revocable Trust UAD February 18, 2011

By: [Signature]  
David Robatcek, Initial Trustee

State of Oregon Klamath  
County of [Signature]

On this 15th day of October, 2013, personally appeared before me the above named David Robatcek, Initial Trustee of the Robatcek 2011 Revocable Trust UAD February 18, 2011, and acknowledged the foregoing instrument to be his/her/their voluntary act and deed.

WITNESS My hand and official seal.



[Signature]  
Notary Public for Oregon  
My Commission expires: 11/09/2014

EXHIBIT "A"  
LEGAL DESCRIPTION

Lot 31 of VALLEY VIEW, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. Also a strip of land located in the NW1/4 of Section 12, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at the 3/8 inch iron pin marking the Northwest corner of Lot 31, VALLEY VIEW SUBDIVISION, a duly recorded subdivision plat; thence North 0° 13' West along the East right of way line of Patterson Street a distance of 15.0 feet to the centerline of the Enterprise Irrigation Canal; thence North 73° 49' East along the centerline of said canal a distance of 124.82 feet to the East line of said VALLEY VIEW SUBDIVISION; thence South 0° 13' East along the East line of said subdivision a distance of 15.0 feet to the Northeast corner of said Lot 31; thence South 73° 49' West along the North line of said Lot 31 a distance of 124.82 feet to the point of beginning.