

**Recording Requested by and
when recorded Return to:**

Jerry L Krause
5128 Klamath Ct. SE
Salem OR 97306
503-363-9029

2013-012838

Klamath County, Oregon



00145181201300128380020025

11/18/2013 08:23:34 AM

Fee: \$42.00

Grantor:

Michael Boehme
63745 E. Bay Rd
North Bend, OR 97459
541-267-6220

Grantee:

JERRY L. KRAUSE and SHARON R. KRAUSE,
TRUSTEES, or their successors in trust under the
KRAUSE JOINT REVOCABLE LIVING TRUST
dated May 1, 2012, and any amendments thereto.
Jerry L. Krause: 5128 Klamath Court SE
Salem, Oregon 97306
Sharon R. Krause: 5128 Klamath Court SE
Salem, Oregon 97306

True and actual consideration:

\$20,000

Send Tax Statements to:

NO CHANGE

SPECIAL WARRANTY DEED

Michael Boehme, Grantor, conveys and specially warrants to JERRY L. KRAUSE and SHARON R. KRAUSE, TRUSTEES OF THE KRAUSE JOINT REVOCABLE LIVING TRUST DATED MAY 1, 2012, Grantee, the following described real property free of encumbrances created or suffered by the grantor except as specifically set forth herein:

Undivided one-half interest in the real property in the County of Klamath, State of Oregon described as follows:

Lot 4 in Block 3 and 1/49th interest of Lot 1 in Block 11, Tract 1161, High Country Ranch, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

This property is free from liens and encumbrances, EXCEPT: Reservations and Restrictions of record, rights of way and easements of record and those apparent upon the land, contracts and/or liens for irrigation and/or drainage.

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The liability and obligations of the Grantor to Grantee and Grantee's heirs and assigns under the warranties and covenants contained herein or provided by law shall be limited to the amount, nature and terms of any right or indemnification available to Grantor under any title insurance policy, and Grantor shall have no liability or obligation except to the extent that reimbursement for such liability or obligation is available to

Grantor under any such title insurance policy.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.300, 195.301 AND 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, AND SECTION 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 9, OREGON LAWS 2010.

The foregoing language is included for the purpose of compliance with Oregon statutory requirements only, and is not intended to affect, limit or impair the rights and obligations of the parties under any other terms and conditions of this instrument.

Dated the 13 day of November, 2013

Grantor: Michael P. Boehme
Michael Boehme

STATE OF OREGON)
County of Cos) ss.

The foregoing instrument was acknowledged before me this 13 day of Nov,
2013 by Michael Boehme



Heather S. Huntley
Notary Public for Oregon
My commission expires 02/21/2017