

2014-006011

Klamath County, Oregon



00154315201400060110030034

06/06/2014 02:03:05 PM

Fee: \$52.00

Recording Requested by:

Katlyn Beth Tillman

GRANTOR'S NAME:

Katlyn Beth Tillman

GRANTEE'S NAME:

CALI JEAN TILLMAN

SEND TAX STATEMENTS TO:

Cali Jean Tillman

2555 Garden Avenue

Klamath Falls, Oregon 97601

AFTER RECORDING RETURN TO:

Katlyn Beth Tillman

927 Lincoln St. Apt #3

Klamath Falls, OR 97601

SPECIAL WARRANTY DEED-STATUTORY FORM

Individual

Katlyn Beth Tillman *Consideration: \$16,667.00*

Grantor, conveys and specially warrants to

Cali Jean Tillman

Grantee, 1/3 interest in the following described real property free and clear of encumbrances created or suffered by the grantor except as specifically set forth below:

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 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

Returned to County

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 value for this real property interest is \$16,667.00. (1/3 of \$50,000 rounded up to the nearest dollar.) However, grantor and grantee are in full agreement that consideration given to Katlyn Beth Tillman by Cali Jean Tillman is love & appreciation. No monetary exchanges of any kind have or will take place in regards to the transferrance of interest explained herein. For tax purposes this should be considered a gift between family members to further propagate positive familial relations.

Dated 8-4-14

Katlyn Beth Tillman

State of Oregon

County of Klamath

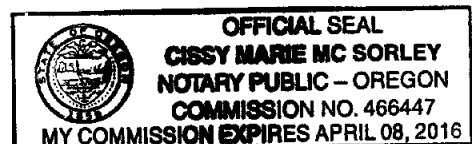
This Instrument was acknowledged before me on April 08, 2014

By Katlyn Beth Tillman

Notary Public-State of Oregon

Cissy Marie McSorley

My Commission expires April 08, 2016



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 \$~~60000~~⁵⁰ 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 \$~~60000~~⁵⁰ 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.