



THIS SPACE RESERVED FOR RE

2014-012666

Klamath County, Oregon

12/08/2014 02:30:11 PM

Fee: \$52.00

After recording return to:

Edward E. Kimball, et al

1418 Devonridge Drive

Klamath Falls, OR 97601

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

same as above

Escrow No. MT102174MS

Title No. 0102174

SPECIAL r.020212

### **SPECIAL WARRANTY DEED**

**GRSW Stewart Real Estate Trust,**

Grantor(s) hereby conveys and specially warrants to

EDWARD E. KIMBALL AND KIMBERLY E. KIMBALL, 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:

**SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE**

The true and actual consideration for this conveyance is \$ 259,900.00

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.

*Handwritten signature*

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 14th day of November, 2014.

GRSW Stewart Real Estate Trust

By 

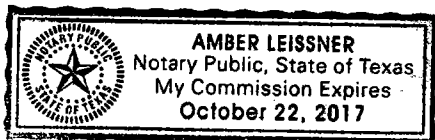
Authorized signer

**Kevin Schreiber, Trustee**

State of Texas

County of Harris

This instrument was acknowledged before me on Nov. 14, 2014 by Kevin Schreiber as trustee for GRSW Stewart Real Estate Trust.



  
(Notary Public)

My commission expires \_\_\_\_\_

## LEGAL DESCRIPTION

### "EXHIBIT A"

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A parcel of land located in the SE1/4 of Section 5, Township 39 South, Range 9 East, Willamette Meridian, Klamath County, Oregon, being portions of Lots 3 and 4, Tract 1265, DEVONRIDGE and being more particularly described as follows:

Beginning at the Northeasterly corner of Lot 4, TRACT 1265, DEVONRIDGE; thence, North  $76^{\circ} 32' 59''$  West 120.09 feet; thence, South  $00^{\circ} 23' 17''$  East 147.54 feet; thence, North  $63^{\circ} 12' 07''$  East 151.58 feet to the Southwesterly corner of said Lot 4; thence, Northwesterly 57.24 feet along the arc of a 50.00 foot radius curve to the right, the long chord of which bears North  $18^{\circ} 51' 22''$  West 54.17 feet to the point of beginning; subject to a 20.00 foot wide access easement along the Northerly boundary of the above described parcel.

#### ALSO:

A portion of Lot 3 "Tract 1265 DEVONRIDGE", a duly recorded subdivision, as described in Deed Volume M96, page 36707, Microfilm Records of Klamath County, Oregon, to be combined with that tract of land described in Book of Mortgages M97, page 6265, Microfilm Records of Klamath County, Oregon, more particularly described as follows:

Beginning at the Northeast corner of said Lot 3; thence South  $63^{\circ} 12' 07''$  West 151.58 feet to the Southwest corner of that tract of land described in said Volume M97, page 6265, Microfilm Records of Klamath County, Oregon; thence North  $75^{\circ} 31' 23''$  East 193.72 feet to the beginning of a curve on the East line of said Lot 3; thence along said Easterly line on the arc of a curve to the left (Radius point bears South  $62^{\circ} 02' 24''$  West 20.00 feet and central angle equals  $64^{\circ} 37' 12''$ ) 22.56 feet to the point of reverse curve and on the arc of a curve to the right (Radius point bears North  $05^{\circ} 01' 06''$  West 50.00 feet and central angle equals  $40^{\circ} 55' 32''$ ) 35.71 feet to the point of beginning. (Property Line Adjustment 17-97)

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