

187. Courtesy

2015-000572

Klamath County, Oregon

01/21/2015 01:25:35 PM

Fee: \$52.00

### SPECIAL WARRANTY DEED, ASSIGNMENT, AND BILL OF SALE

SHELLY M. MARKEE, as trustee of the Blaine A. Markee Living Trust created under trust agreement dated November 12, 2004, Grantor, conveys, specially warrants, quitclaims, and assigns to GRIER GAFFNEY, Grantee, Grantor's undivided one-third interest in and to the following described property situated in Klamath County, Oregon, free of encumbrances created or suffered by Grantor:

1. That certain *Term Special Use Permit for Recreation Residence* issued in the name of June Marie Markee by the United States Department of Agriculture – Forest Service with respect to Lot 9, Block A of the Lake of the Woods tract, Winema National Forest, Klamath County, Oregon, as shown on the approved plat dated 1951, on file in the office of the Forest Supervisor, Klamath Falls, Oregon;
2. The residence, driveway, storage buildings, boat dock, utility systems and all other improvements located on Lot 9, Block A of the Lake of the Woods tract, together with all improvements located off of that Lot which are authorized for use by and available to the holder of the *Term Special Use Permit* with respect to that Lot; and
3. All appliances, furniture and fixtures presently located in and/or affixed to the aforementioned residence and improvements or otherwise presently located on Lot 9, Block A of the Lake of the Woods tract.

Property ID No. R68875.

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The true consideration for this conveyance is \$75,000.

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

Grier Gaffney  
316 S. Groveland Avenue  
Medford, Oregon 97504

After recording, return to:

Bradford J. Aspell  
122 South 5<sup>th</sup> Street  
Klamath Falls, OR 97601-6151

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 ~~December~~ 19, 2015  
January PM

Shelly M. Markee, Trustee  
Shelly M. Markee, Trustee

STATE OF FLORIDA                   )  
  )  
COUNTY OF HILLSBOROUGH    )

Sworn to (or affirmed) and signed before me this 19 day of January, 2015, by Shelly M. Markee, as trustee of the Blaine A. Markee Living Trust created under trust agreement dated November 12, 2004.



Cynthia P. Heil  
Notary Public, State of Florida  
Cynthia P. Heil  
(Print, type, or stamp name of notary public)

Personally Known ✓ OR Produced Identification \_\_\_\_\_

Type of Identification Produced \_\_\_\_\_