

After Recording, return to:
James D. McVittie
Legacy Preservation Law
1841 NW 23rd Ave.
Portland, Oregon 97210



00176054201500102950010010

09/17/2015 10:02:51 AM

Fee: \$42.00

Until Requested Otherwise
all tax statements should be sent to:
Account No.
No change

SPECIAL WARRANTY DEED

Wayne P. Snoozy and Sharon E. Snoozy, as tenants by the entirety, Grantors, convey and specially warrant to, **Wayne Snoozy and Sharon Snoozy, Trustees, or their successors in trust under the Snoozy Living Trust dated October 11, 2006, and any amendments thereto,** Grantees, the following-described real property situated in the county of Klamath, state of Oregon, free of encumbrances created or suffered by the grantor except as specifically set forth herein:

Lot 577 of RUNNING Y RESORT, PHASE 5, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The true and actual consideration for this conveyance is: \$0.

Subject to and excepting any financing, all encumbrances, and all easements of record on the title as of the date of this conveyance. Grantor warrants and will defend the title to the property against all persons who may lawfully claim the same by, through or under the grantor.

The liability and obligations of Grantor to Grantee and Grantee's heirs and assigns under the warranties and covenants contained in this deed or provided by law shall be limited to the amount, nature, and terms of any right of indemnification available to Grantor under any title insurance policy, and Grantor will have no liability or obligation except to the extent that reimbursement for such liability or obligation is available to Grantor under any title insurance policy. The limitations contained in this paragraph expressly do not relieve Grantor of any liability or obligations under this instrument, but merely define the scope, nature, and amount of the liability or obligations.

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 September 11, 2015.

Wayne P. Snoozy

Sharon E. Snoozy

STATE OF OREGON)
) SS:
COUNTY OF MULTNOMAH)

This instrument was acknowledged before me this September 11, 2015 by Wayne P. Snoozy and Sharon E. Snoozy.



Alyssa M. Trudeau, Notary Public,
My Commission Expires: June 15, 2018