

SPECIAL WARRANTY DEED

LINDA L. PERNELL, KARINA M. MAYORGA, GREGORY H. HALL AND KRISTINA P. HALL, Grantor(s) hereby grant, bargain, sell, warrant and convey to ALFRED A. REGINATO AND MARIA B. REGINATO, HUSBAND AND WIFE, Grantee(s) and grantee's heirs, successors and assigns the following described real property, free of encumbrances except as specifically set forth herein in the County of KLAMATH and State of Oregon, to wit:

Lots 3 and 4 in Block 41, HILLSIDE ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SAVING AND EXCEPTING a 20 foot strip off the extreme Southwesterly side of the lot which was given to the county to widen the alley through Block 41.

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.

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 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 and actual consideration for this conveyance is **\$325,000.00**

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

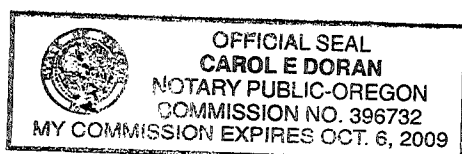
Dated this 23rd day of JUNE, 09.

Linda L. Pernell
LINDA L. PERNELL

AMERITITLE has recorded this instrument by request as an accommodation only, and has not examined it for regularity and sufficiency or as to its effect upon the title to any real property that may be described therein.

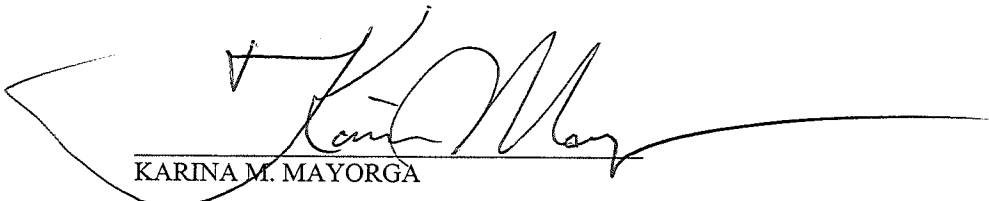
State of Oregon
County of Deschutes

This instrument was acknowledged before me on June 23, 2009 by LINDA L. PERNELL



Carol E. Doran
(Notary Public for Oregon)

My commission expires 10-6-2009

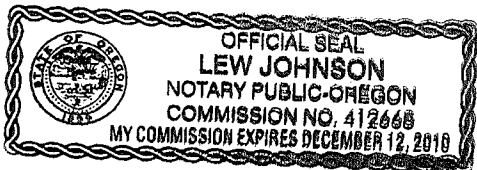

KARINA M. MAYORGA


State of OREGON

County of DESCHUTES

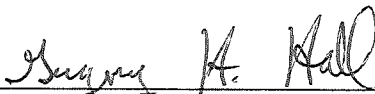
On 8/3/09, 2009 before me, LEW JOHNSON, Notary Public, personally appeared KARINA M. MAYORGA, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity and that by her signature on the instrument the person or the entity upon behalf of which the person acted executed the instrument.

WITNESS my hand and official seal.




(Notary Public for _____)

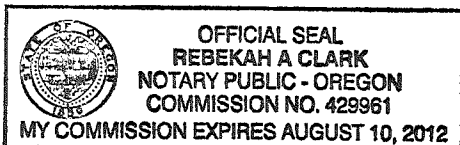
My Commission expires 12/12/10

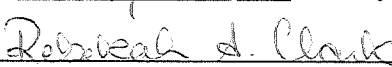
● 
GREGORY H. HALL

State of Oregon

County of Lane

This instrument was acknowledged before me on July 6, 2009 by GREGORY H. HALL.




(Notary Public for Oregon)

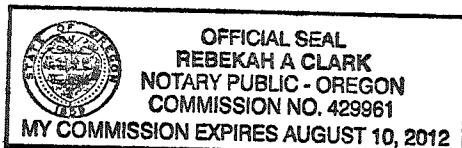
My Commission expires Aug. 10, 2012

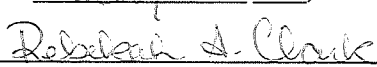
● 
KRISTINA P. HALL

State of Lane

County of Oregon

This instrument was acknowledged before me on July 6, 2009 by KRISTINA P. HALL.




(Notary Public for Oregon)

My Commission expires Aug. 10, 2012