



THIS SPACE RESERVED FOR RECORDER'S USE

2016-002163
Klamath County, Oregon
02/26/2016 10:48:25 AM
Fee: \$47.00

After recording return to:

CHARLES M. GEBETSBERGER

41 Pinehill Rd.

WATSONVILLE, CA 95076

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

CHARLES M. GEBETSBERGER

41 Pinehill Rd.

WATSONVILLE, CA 95076

Escrow No. MT94212-DS

Title No. 0094212

SPECIAL r.020212

SPECIAL WARRANTY DEED

BECKY F. PRATT, TRUSTEE OF THE BECKY F. PRATT REVOCABLE LIVING TRUST,

Grantor(s) hereby conveys and specially warrants to

CHARLES M. GEBETSBERGER and KAREN J. CORNER, 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:

All of the SE1/4 of the SE1/4 of Section 14, Township 38 South, Range 11 1/2 East of the Willamette Meridian, Klamath County, Oregon, lying Southeast of the Lakeview Highway.

ALSO all of the NE1/4 of the NE1/4 of Section 23, Township 38 South, Range 11 1/2 East of the Willamette Meridian, Klamath County, Oregon, lying Southeast of the Lakeview Highway.

EXCEPTING THEREFROM the manufactured home.

The true and actual consideration for this conveyance is **\$69,900.00**.

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:

2012-2013 Real Property Taxes a lien not yet due and payable.

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, 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 6th day of July, 2012

THE BECKY F. PRATT REVOCABLE LIVING TRUST

BY: Becky F. Pratt, Trustee
BECKY F. PRATT, TRUSTEE

State of Oregon
County of Josephine

This instrument was acknowledged before me on 7/6, 2012 by BECKY F. PRATT, TRUSTEE OF THE BECKY F. PRATT REVOCABLE LIVING TRUST.

Shelley Patterson
(Notary Public for Oregon)
My commission expires 1/6/2013

