



THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:  
Heather Wingate and Jeffery Wingate  
2060 Checkrein Lane  
La Pine, OR 97739

Until a change is requested all tax statements shall be sent to the following address:  
Heather Wingate and Jeffery Wingate  
2060 Checkrein Lane  
La Pine, OR 97739  
File No. 96952AM

**SPECIAL WARRANTY DEED**

**Harold G. McRoberts and Heather Wingate , not as tenants in common but with right of survivorship,**  
Grantor(s) hereby conveys and specially warrants to

**Heather Wingate and Jeffery Wingate, 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:

**Lot 33 in Block 6 of TRACT NO. 1090 - WAGON TRAIL ACREAGES #1 SECOND ADDITION, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.**

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

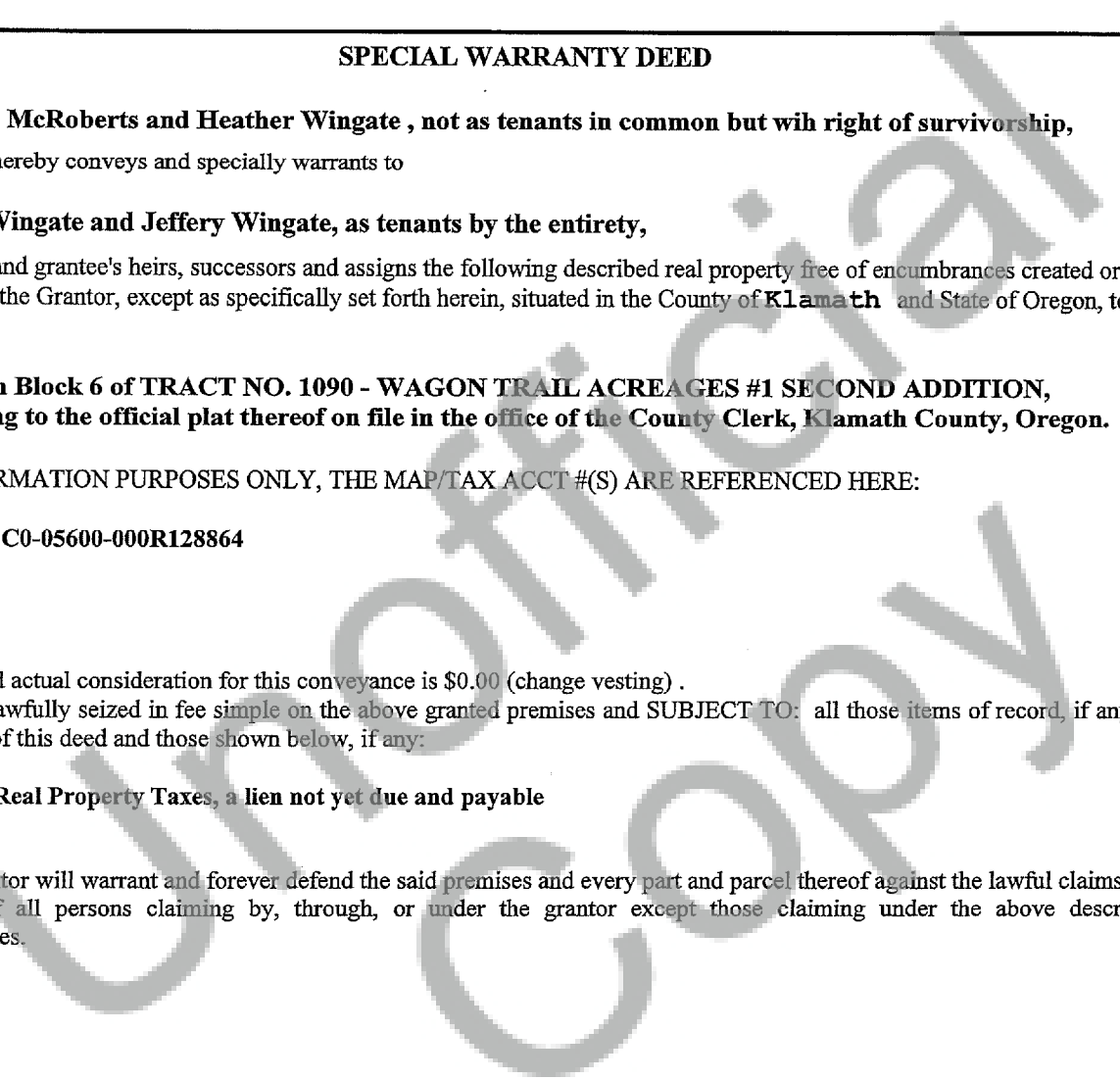
R-2309-001C0-05600-000R128864

The true and actual consideration for this conveyance is \$0.00 (change vesting) .  
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:

**2016-2017 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.

AmeriTitle 96952AM



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 20 day of July 2016.

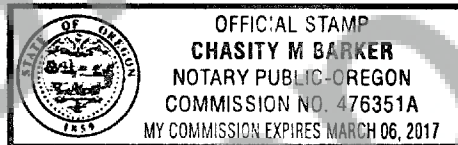
Heather Wingate  
Heather Wingate

Harold G. McRoberts  
Harold G. McRoberts

State of Oregon } ss  
County of Klamath }

On this 20 day of July, 2016, before me, Chasity M Barker a Notary Public in and for said state, personally appeared Harold G. McRoberts and Heather Wingate, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.  
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Chasity M Barker  
Notary Public for the State of Oregon  
Residing at: Oregon  
Commission Expires: 3-6-2017



Unofficial Copy