

02 FEB 25 PM 3:14



After recording return to:

Phyllis J. Morris

2220 Van Camp

Klamath Falls, OR 97603

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

Phyllis J. Morris

2220 Van Camp

Klamath Falls, OR 97603

Escrow No. 02010263

Title No. K-58311

THIS SPACE RESERVED FOR RECORDER'S USE

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State of Oregon, County of Klamath

Recorded 02/25/2002 3:14 p m.

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Linda Smith, County Clerk

Fee \$ 21.00 # of Pgs 1

### STATUTORY SPECIAL WARRANTY DEED

BANK ONE, NATIONAL ASSOCIATION, as Trustee, fka THE FIRST NATIONAL BANK OF CHICAGO, Trustee, Grantor, conveys and specially warrants to PHYLLIS J. MORRIS, Grantee, the following described real property free of encumbrances created or suffered by the grantor except as specifically set forth herein:

Lot 2 in Block 14 of NORTH KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: Covenants, Conditions, Restrictions and Easements of record, if any.

THIS INSTRUMENT WILL 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 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

The true consideration for this conveyance is \$36,000.00

Dated this 20 day of February, 2002

BANK ONE, NATIONAL ASSOCIATION

By: [Signature]

**Gregg M. Buckley**

STATE OF California

County of San Diego

} ss.

This instrument was acknowledged before me on this 20 day of Feb, 2002  
by **Gregg M. Buckley**, SVP



[Signature]  
Notary Public for

My commission expires: 6/27/03

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