



THIS SPACE RESERVED FOR RECORDER'S USE
MTZ 56839-LW

After recording return to:
STEPHEN R. HOLMES
~~5181 GATEWOOD DRIVE 4996 Laurelwood~~
KLAMATH FALLS, OR 97603

Until a change is requested all
tax statements shall be sent to
the following address:
STEPHEN R. HOLMES
~~5181 GATEWOOD DRIVE 4996 Laurelwood~~
KLAMATH FALLS, OR 97603

Escrow No. MT56839-LW
Title No. _____

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State of Oregon, County of Klamath
Recorded 04/12/2002 11:17 a m.
Vol M02, Pg 21648
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

Special WARRANTY DEED

CITIFINANCIAL, INC.,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
STEPHEN R. HOLMES and RUBY N. HOLMES, 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:

LOT 28 IN BLOCK 3 OF TRACT NO. 1035, GATEWOOD, ACCORDING TO THE OFFICIAL
PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY,
OREGON.

3909-014AC-01200-000

570509

SUBJECT TO: all those items of record and those apparent upon the land, 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
whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration for this conveyance is \$ 85,000.00.

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.

Dated this 9 day of April, 2002.

CITIFINANCIAL, INC.

BY: _____

AS: _____

State of Maryland
County of Anne Arundel

Lynn Effinger
Vice President

This instrument was acknowledged before me on April 9th, 2002 by
AS _____ OF CITI FINANCIAL INC..

(Notary Public)

My commission expires 6/21/05

