

CHERYL CLAASSEN, GRANTOR

CHERYL CLAASSEN-SNYDER LIVING TRUST, GRANTEE

2549 W. 33rd Pl.
Kennewick, WA 99337

State of Oregon, County of Klamath

Recorded 04/22/2002 8:42 a m.

Vol M02, Pg 23367

Linda Smith, County Clerk

Fee \$ 21.00 # of Pgs 1

After Recording Return to:

CHERYL CLAASSEN-SNYDER LIVING TRUST

2549 W. 33rd Pl.
Kennewick, WA 99337

All tax statements shall be sent to:

NO CHANGE

SPECIAL WARRANTY DEED - STATUTORY FORM
INDIVIDUAL GRANTOR

CHERYL CLAASSEN, Grantor, hereby conveys and warrants to CHERYL CLAASSEN-SNYDER, SOLE TRUSTEE, OR HER SUCCESSORS IN TRUST, UNDER THE CHERYL CLAASSEN-SNYDER LIVING TRUST, DATED APRIL 15, 2002, AND ANY AMENDMENTS THERETO, Grantee, the following described real property free of encumbrances except as specifically set forth herein situated in Klamath County, Oregon, to wit:

Lot 49 of Block 29 in Oregon Shores Subdivision - Unit 2, Tract No. 1113, as shown on the Map filed on December 9, 1977 in Volume 21, page 20 of Maps, in the office of the county recorder of said County.

TAX REFERENCE NO. R-3507-017CB-05100-000

Grantor covenants that Grantor is seized of an indefeasible estate in the real property described above in fee simple, that Grantor has a good right to convey the property, that the property is free from encumbrances except as specifically set forth herein, and that the Grantor warrants and will defend the title to the property against all persons who may lawfully claim the same by, through, or under Grantor, provided that the foregoing covenants are limited to the extent of coverage available to Grantor under any applicable standard or extended policies of title insurance, it being the intention of the Grantor to preserve any existing title insurance coverage. The limitations contained herein expressly do not relieve Grantor of any liability or obligations under this instrument, but merely define the scope, nature and amount of such liability and obligations. The said property is free from encumbrances except easements, conditions, restrictions, encumbrances of record, and liens of record.

The true consideration for this conveyance is \$-0-. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration.

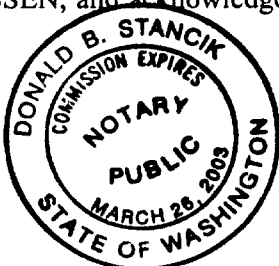
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

DATED this 15th day of April, 2002.

Cheryl Claassen
CHERYL CLAASSEN

STATE OF WASHINGTON, County of Benton) ss.

On April 15, 2002, Personally appeared the above named CHERYL CLAASSEN, and acknowledged the foregoing instrument to be her voluntary act and deed.



Before Me:

Donald B. Stancik
Notary Public for Washington

My Commission expires: 3-26-03