

03 FEB 21 PM 2:53



After recording return to:  
Steve George and Maryanne George  
733 Roseway  
Klamath Falls, OR 97601

Until a change is requested all tax statements  
shall be sent to the following address:  
Steve George and Maryanne George  
733 Roseway  
Klamath Falls, OR 97601

File No.: 7021-102459 (SAC)  
Date: February 11, 2003

Vol M03 Page 10640

THIS STATE OF OREGON, County of Klamath  
Recorded 02/21/2003 2:53 P m.  
Vol M03 Pg 10640-41  
Linda Smith, County Clerk  
Fee \$ 26.00 # of Pgs 2

### STATUTORY SPECIAL WARRANTY DEED

**The CIT Group/Consumer Finance, Inc., Grantor, conveys and specially warrants to Steve George and Maryanne George, husband and wife as tenants by the entirety, the following described real property free of liens and encumbrances created or suffered by the Grantor, except as specifically set forth herein:**

**the West 40 feet of Lots 3 and 30 and vacated alley between said lots in Roselawn, subdivision of Block 70 of Buena Vista Addition to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

**This property is free from liens and encumbrances, EXCEPT: Reservations and restrictions of record, rights of way, and easements of record and those apparent upon the land, contracts and/or liens for irrigation and/or drainage.**

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 **\$37,500.00.**

Kal6.

10641

APN: 213370

Statutory Special Warranty Deed  
- continued

File No.: 7021-102459 (SAC)  
Date: 02/11/2003

*David Stone*

The CIT  
Group/Consumer  
Finance, Inc.

STATE OF Oklahoma )  
Oregon )ss.  
County of Oklahoma )

This instrument was acknowledged before me on this 20 day of February, 2003  
by as of The CIT Group/Consumer Finance, Inc., on behalf of the .

*Jennifer Gregory*  
Notary Public for Oregon Oklahoma

My commission expires: 10/2/06

