

03 JUL 25 PM 3:48

MTZ- 61052KR

Vol M03 Page 52960



THIS SPACE RESEF **State of Oregon, County of Klamath**  
Recorded 07/25/2003 3:48 p m  
Vol M03 Pg 52960-61  
Linda Smith, County Clerk  
Fee \$ 26.00 # of Pgs 2

After recording return to:

CATHY G. THEEN

3625 OLD CHERRY LANE

MEDFORD OR 97504

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

CATHY G. THEEN

3625 OLD CHERRY LANE

MEDFORD OR 97504

Escrow No. MT61052-KR

### SPECIAL WARRANTY DEED

CATHY G. THEEN & JAMES W. THEEN, AS TENANTS BY THE ENTIRETY, AS TO AN UNDIVIDED 1/4 INTEREST, Grantor(s) hereby grant, bargain, sell, warrant and convey to JAMES W. THEEN & CATHY G. THEEN, TRUSTEES OF THE CATHY G. THEEN TRUST UTAD OCTOBER 3, 1997 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:

#### EXHIBIT "A" LEGAL DESCRIPTION

The land referred to in this Policy is described as follows:

A strip of land 45 feet in width off the Northeasterly side of Lot 8 in Block 38, in the Town of Linkville, now the City of Klamath Falls, Oregon, according to the official plat thereof of file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at the most Northerly corner of said Lot 8; thence Southwesterly along the Southerly line of Main Street in said Town, 45 feet; thence Southeasterly and at right angles with said Main Street, 125 feet; thence Northeasterly and parallel with said Main Street, 45 feet to the Westerly line of Seventh Street in said Town; thence Northwesterly along the Westerly line of said Seventh Street, 120 feet to the place of beginning.

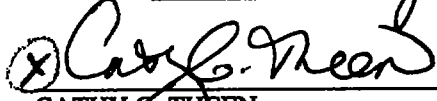
Grantor is lawfully seized in fee simple on the above granted premises and SUBJECT TO: all those items of record, if any, as of the date of this deed and those shown below, if any:

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.

The true and actual consideration for this conveyance is \$1.00.

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 23 day of July, 2003.

  
CATHY G. THEEN

  
JAMES W. THEEN

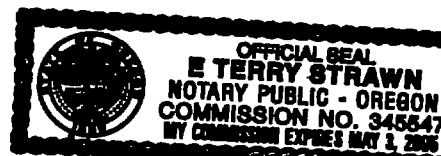
State of Oregon

County of JACKSON

This instrument was acknowledged before me on July 23, 2003 by CATHY G. THEEN & JAMES W. THEEN.

  
(Notary Public for Oregon)

My commission expires May 3, 2005



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**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

**52961**

The land referred to in this Policy is described as follows:

A strip of land 45 feet in width off the Northeasterly side of Lot 8 in Block 38, in the Town of Linkville, now the City of Klamath Falls, Oregon, according to the official plat thereof of file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

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