

03 OCT 28 PM 3:29



525 Main Street
Klamath Falls, Oregon 97601

Phone (541) 884-5137 ♦ Fax (541) 883-9068

Vol M03 Page 80077

State of Oregon, County of Klamath
Recorded 10/28/03 3:29 p. m
Vol M03 Pg 80077
Linda Smith, County Clerk
Fee \$ 2.00 # of Pgs 1

After recording return to:

Kenneth Pedersen
1901 So. 6th St.

Klamath Falls, OR. 97601 Att 58148

Special Warranty Deed

STEVEN M. CARSON AND HENRIETTA JOANNE CARSON, husband and wife

, Grantor, conveys and specially warrants to

KENNETH PEDERSEN

, Grantee, the following described real property free of encumbrances created or suffered by the grantor, except as specifically set forth herein, situated in the County of Klamath, State of Oregon, described as follows:

Lots 28, 29, 30, and 31, Block 310, DARROW ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

This property is free of encumbrances created or suffered by the Grantor, EXCEPT: Zoning ordinances, building restrictions, taxes due and payable for the current tax year, reservations in federal patents and state deeds, easements and rights of way of record, and use and encroachments apparent on the land.

The true consideration for this conveyance is \$ 385,000.00 (here comply with the requirements of ORS 93.030)

KP
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: October 28, 2003

Steven M. Carson

Henrietta Joanne Carson

State of Oregon, County of Klamath } ss:

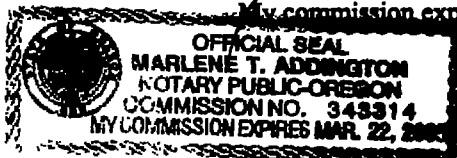
This instrument was acknowledged before me on the 28th day of October, 2003

by **STEVEN M. CARSON AND HENRIETTA JOANNE CARSON, husband and wife**

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

as shown above

Marlene T. Addington
Notary Public for the State of Oregon
My commission expires 3/22/2005



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