

04 JAN 6 PM 3:03



NTC-63284 102

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THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:
FRANK KREBS
1410 W. 25TH AVENUE
EUGENE, OR 97405-1815

State of Oregon, County of Klamath
Recorded 01/06/2004 3:03 p m
Vol M04 Pg 00716
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

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

FRANK KREBS
1410 W. 25TH AVENUE
EUGENE, OR 97405-1815

Escrow No. MT63224-KR

SPECIAL WARRANTY DEED

ROBERT E. DAGGETT, Grantor(s) hereby grant, bargain, sell, warrant and convey to **FRANK KREBS**, 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:

That part of Lot four (4) in Block forty-five (45) of NICHOLS ADDITION to the City of Klamath Falls, Oregon, described as follows:

Beginning at the Southwest corner of Lot 4 of said Block and Addition; thence East along the North line of High Street 41.5 feet; thence North at right angles to High Street, 80 feet; thence West and parallel with High Street, 41.5 feet to 10th Street; thence South along the West line of 10th Street, 80 feet to the place of beginning.

Account No.: 3809-029DD-09500-000 Key No.: 371751


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 and other valuable 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 AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Dated this 5th day of January, 2004.

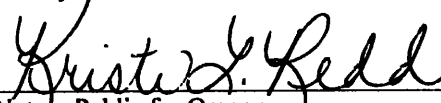


ROBERT E. DAGGETT

STATE OF OREGON
COUNTY OF KLAMATH

This instrument was acknowledged before me on January 5, 2004 by ROBERT E. DAGGETT.





Notary Public for Oregon
My Commission Expires: 11/16/2007

21.00 am