

MT- 63499 TM



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State of Oregon, County of Klamath  
Recorded 01/16/2004 3:05 P m  
Vol M04 Pg 3045  
Linda Smith, County Clerk  
Fee \$ 21.00 # of Pgs 1

After recording return to:  
MICHAEL S. LUCE

1147 East Street  
Klamath Falls, OR 97601

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

MICHAEL S. LUCE  
1147 East Street  
Klamath Falls, OR 97601

Escrow No. MT63499-TM

### SPECIAL WARRANTY DEED

RICHARD HOWARD MARLATT and JUDITH J. MARLATT, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell, warrant and convey to MICHAEL S. LUCE and LARA M. LUCE, as tenants by the entirety, 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:

The North 121 feet of Lots 1 and 2 in Block 12 of HOT SPRINGS ADDITION to Klamath Falls, Oregon, EXCEPT the South 36.5 feet thereof, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No.: 3809-029DD-02700-000

Key No.: 371476

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 \$189,900.00.

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 12 day of January, 2004

Richard Howard Marlatt  
RICHARD HOWARD MARLATT

Judith J. Marlatt  
JUDITH J. MARLATT

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on January 12, 2004 by RICHARD HOWARD MARLATT and JUDITH J. MARLATT.



Tamara L. McDaniel  
(Notary Public for Oregon)

My commission expires 12/17/05

*Handwritten initials*