

04 JAN 22 AM 10:53

NJC-63884 KR



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After recording return to:

FRANK KREBS

1410 W. 25TH AVENUE

EUGENE, OR 97405-1815

State of Oregon, County of Klamath

Recorded 01/22/2004 10:53 a m

Vol M04 Pg 4026-27

Linda Smith, County Clerk

Fee \$ 26⁰⁰ # of Pgs 2

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

FRANK L. KREBS, 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.

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 16 day of Jan 2004.

FRANK L. KREBS

76.00 am

State of Oregon

County of Lane

04027

On this 16th day of January, 2004, personally appeared before me the above named Frank Krebs
acknowledged the foregoing instrument to be his/her/their voluntary act and deed.

WITNESS My hand and official seal.

Naomi R Cannell

Notary Public for Oregon

My Commission expires: Dec. 8, 2007

