



NTC-641805H

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THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:  
DIRK G. DEGROOT

2110 Fairmount Ave  
Klamath Falls OR 97601

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

DIRK G. DEGROOT  
2110 Fairmount Ave  
Klamath Falls, OR 97601

Escrow No. MT64120-SH

State of Oregon, County of Klamath  
Recorded 03/01/2004 3:11 P m  
Vol M04 Pg 11857  
Linda Smith, County Clerk  
Fee \$ 21.00 # of Pgs 1

### SPECIAL WARRANTY DEED

DIRK DEGROOT, Grantor(s) hereby grant, bargain, sell, warrant and convey to DIRK G. DEGROOT and WENDY A. DEGROOT, 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:

Lots 1, 2, 3, 4, 5 and 6 in Block 3 of MOUNTAIN VIEW ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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 \$0.00.

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 25 day of Feb, 2004.

DIRK DEGROOT  
DIRK DEGROOT

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on Feb 25, 2004 by DIRK DEGROOT.



Stacy M. Howard  
(Notary Public)  
My commission expires 11/18/07

2/10 AM