

04 APR 16 PM 11:07



WTC-64374US

Vol M04 Page 22419

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

JOHN M. VENABLE

P.O. BOX 235

DAIRY, OR 97625

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

JOHN M. VENABLE

P.O. BOX 235

DAIRY, OR 97625

State of Oregon, County of Klamath

Recorded 04/16/2004 11:07 AM

Vol M04 Pg 22419

Linda Smith, County Clerk

Fee \$ 21.00 # of Pgs 1

Escrow No. MT64374-MS

SPECIAL WARRANTY DEED

BENITA MAE VENABLE, Grantor(s) hereby grant, bargain, sell, warrant and convey to JOHN M. VENABLE, 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:

Parcel 1 of Land Partition 35-96 being Parcel No. 3 of "Minor Land Partition No. 81-144" situated in the E1/2 SW1/4 and SW1/4 SE1/4 of Section 30 and NW1/4 NE1/4 of Section 31, Township 38 South, Range 11 1/2 East of the Willamette Meridian, Klamath County, Oregon.

Tax Account No: 3811-V3000-00303-000

Key No: 880288

Tax Account No: 3811-V3100-00200-000

Key No: 483818

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 17 day of March, 2004.

Benita Mae Venable
BENITA MAE VENABLE

STATE OF CALIFORNIA }

COUNTY OF Tehama }

} ss.

On March 17, 2004, 2004 before me, Donna I. Moore, Notary Public personally appeared BENITA MAE VENABLE personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s)

is/are subscribed to the within instrument and acknowledged to me that executed the same in authorized capacity(ies), and that by signatures(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature [Signature]



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W/M