

04 APR 23 PM 10:54

WJT-1396-5895

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AFTER RECORDING, RETURN TO:

Cheryl L. Chatburn Ross
5302 Valleywood Drive
Klamath Falls, OR 97603

State of Oregon, County of Klamath
Recorded 04/23/2004 10:54 a m
Vol M04 Pg 24368
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

SEND ALL TAX STATEMENTS TO:

Cheryl L. Chatburn Ross
5302 Valleywood Drive
Klamath Falls, OR 97603

SPECIAL WARRANTY DEED

Cheryl L. Chatburn, Grantor, conveys and specially warrants to Cheryl L. Chatburn Ross, Trustee of the Cheryl Chatburn Revocable Living Trust, Grantee, the following described real property, free of encumbrances created or suffered by the Grantor except as specifically set forth herein:

Lot 4 in Block 202 of MILLS SECOND ADDITION TO THE CITY OF
KLAMATH FALLS, in the County of Klamath, State of Oregon.

The said property is free from all encumbrances except covenants, conditions, restrictions, and easements of record; and rights of the public in roads, streets and highways.

The true and actual consideration for this conveyance is estate planning.

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 the 2 day of April, 2004

GRANTOR:

Cheryl L. Chatburn
Cheryl L. Chatburn

STATE OF OREGON)
) ss.
County of Klamath)

On this 2 day of April, 2004, personally appeared the above-named Cheryl L. Chatburn and acknowledged the foregoing instrument to be her voluntary act and deed.
BEFORE ME:



Dori Crain
Notary Public For Oregon
My Commission Expires: 11/7/05

AMERITITLE, has recorded this instrument by request as an accommodation only, and has not examined it for regularity and sufficiency or as to its effect upon the title to any real property that may be described therein.

1 - SPECIAL WARRANTY DEED

2/10 am