



WTC-64808 SM

Vol M04 Page 30402

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

FRANK A. CORNELIUS

P.O. Box 7670

Klamath Falls, OR 97602

State of Oregon, County of Klamath

Recorded 05/17/2004 11:02 a mVol M04 Pg 30402

Linda Smith, County Clerk

Fee \$ 21.00 # of Pgs 1

Until a change is requested all

tax statements shall be sent to

The following address:

FRANK A. CORNELIUS

P.O. Box 7670

Klamath Falls, OR 97602

Escrow No. MT64808-SM

## SPECIAL WARRANTY DEED

Frank A. Cornelius and Diana Cornelius co-trustee(s) or their successor(s) in trust, under

THE FRANK A. AND DIANA CORNELIUS FAMILY TRUST, DATED JUNE 2, 1992, Grantor(s) hereby grant, bargain, sell, warrant and convey to FRANK A. CORNELIUS and DIANA CORNELIUS, 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:

Lot 12 in Block 307, DARROW 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.

Tax Account No: 3809-033DD-05500-000

Key No: 634077

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 12<sup>th</sup> day of May, 2004.

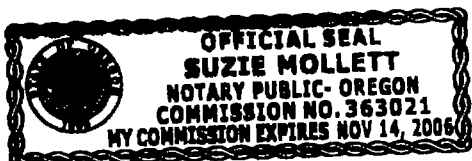
THE FRANK A. AND DIANA CORNELIUS FAMILY TRUST, DATED JUNE 2, 1992

BY: Frank A. Cornelius Trustee  
FRANK A. CORNELIUS, TRUSTEEBY: Diana Cornelius Trustee  
DIANA CORNELIUS, TRUSTEE

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on May 12, 2004 by THE CORNELIUS FAMILY TRUST, DATED JUNE 2, 1992.

Suzie Mollett  
(Notary Public for Oregon)My commission expires 11/14/2006

04 MAY 17 AM 11:02