

04 MAY 17 PM 3:12

After recording return to:

U of O Foundation
PO Box 3346
Eugene, OR 97403

NTC-65076 KR

Vol M04 Page 30508

State of Oregon, County of Klamath
Recorded 05/17/2004 3:12 pm
Vol M04 Pg 30508
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

SPECIAL WARRANTY DEED

University of Oregon Foundation, A Nonprofit Corporation, Grantor(s) hereby grant, bargain, sell, warrant and convey to:

William C. Knudsen and Kathleen W. Knudsen, as tenants by the entirety, Grantee(s) and grantor'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 7 and 8 in Block 12 of SPRAGUE RIVER VALLEY ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3612-001B0-00700-000
Tax Account No: 3612-001B0-00800-000

Key No: 354976
Key No: 354985

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.

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.

The true and actual consideration for this conveyance is **\$8,000.00**.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: **PO Box 307, Beatty, OR 97621**

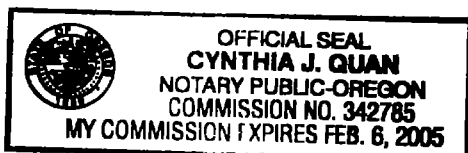
Dated this 14 day of May, 2004

University of Oregon Foundation

BY: Karen A. Kraft
Karen A. Kraft, Executive Director

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on MAY 14, 2004 by University of Oregon Foundation.



Cynthia J. Quan
(Notary Public for Oregon)

My commission expires 2-6-05

ESCROW NO. MT65076-KR

Return to:

William C. Knudsen
PO Box 307
Beatty, OR 97621

2/00 am