

04 MAY 26 PM 3:09



WTC- 65125LW

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THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:  
KATHLEEN J. DONOVAN  
2260 DONOVAN RANCH ROAD  
PLACERVILLE, CA 95667

State of Oregon, County of Klamath  
Recorded 05/26/2004 3:09 p.m.  
Vol M04 Pg 33691-33692  
Linda Smith, County Clerk  
Fee \$ 216.00 # of Pgs 2

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

KATHLEEN J. DONOVAN  
2260 DONOVAN RANCH ROAD  
PLACERVILLE, CA 95667

Escrow No. MT65125-LW

**SPECIAL WARRANTY DEED**

**KATHLEEN J. DONOVAN and CLINTON DONOVAN, AS TENANTS BY THE ENTIRETY**  
Grantor(s) hereby grant, bargain, sell, warrant and convey to KATHLEEN J. DONOVAN, 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 1017, RUNNING Y RESORT, PHASE 12, TRACT 1423, according to the  
official plat thereof on file in the office of the County Clerk of  
Klamath County, Oregon.**

**Tax Account No: 3808-009C0-04200-000 Key No: 890091**

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 24 day of May 2004

260  
mm

Kathleen J. Donovan  
KATHLEEN J. DONOVAN  
Clinton Donovan  
CLINTON DONOVAN

33692

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on May 24, 2004 by KATHLEEN J. DONOVAN AND CLINTON DONOVAN.

Lisa Weatherby  
(Notary Public for Oregon)

My commission expires 11/20/07

