



NTE - 65886 UN

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State of Oregon, County of Klamath
 Recorded 06/03/2004 3:09 p m
 Vol M04 Pg 35779-80
 Linda Smith, County Clerk
 Fee \$ 26.00 # of Pgs 2

After recording return to:

FRANK LESTER PEASE

P.O. Box 28

Beatty, OR 97621

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

FRANK LESTER PEASE

P.O. Box 28

Beatty, OR 97621

Escrow No. MT65286-MS

SPECIAL WARRANTY DEED

FRANK LESTER PEASE AND PEGGY ANN PEASE, CO-TRUSTMANAGERS OF THE PEASE LIVING TRUST, Grantor(s) hereby grant, bargain, sell, warrant and convey to **FRANK LESTER PEASE and PEGGY ANN PEASE**, 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 1 of **WHISKEY CREEK ACRES, TRACT 1162**, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3612-02000-01700-000

Key No: 357198

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 28 day of May, 2004

FRANK LESTER PEASE AND PEGGY ANN PEASE, CO-TRUSTMANAGERS OF THE PEASE LIVING TRUST

BY: Frank Lester Pease
 FRANK LESTER PEASE, TRUSTEE

BY: Peggy Ann Pease
 PEGGY ANN PEASE, TRUSTEE

State of Oregon
 County of KLAMATH

2600 am

This instrument was acknowledged before me on May 28, 2004 by FRANK LESTER PEASE AND PEGGY ANN PEASE, CO-TRUSTMANAGERS OF THE PEASE LIVING TRUST.

Lisa Weatherby
(Notary Public for Oregon)

My commission expires 11/20/07

