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MTZ- 64997 LW

Vol M04 Page 38092

State of Oregon, County of Klamath
Recorded 06/14/2004 3:27 p m
Vol M04 Pg 38092
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

After recording return to:

SUSAN D. HAUSER

1919 United Ave.
Klamath Falls, OR 97604

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

SUSAN D. HAUSER

1919 United Ave.
Klamath Falls, OR 97604

Escrow No. MT64997-LW

SPECIAL WARRANTY DEED

SUSAN D. HAUSER, TRUSTEE OF THE SUSAN D. HAUSER LIVING TRUST DATED DECEMBER 29, 1999, Grantor(s) hereby grant, bargain, sell, warrant and convey to **SUSAN D. HAUSER**, 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:

PARCEL 1:

Lot 8, Block 1 of TRACT 1158, THIRD ADDITION TO EAST HILLS ESTATES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PARCEL 2:

That portion of Lot 9, Block 1 of TRACT 1158, THIRD ADDITION TO EAST HILLS ESTATES as approved in Property Line Adjustment 22-00 and conveyed by Deed recorded August 4, 2000 in Volume M00, page 28565, Microfilm Records of Klamath County, Oregon, described as follows:

Beginning at the Southeast corner of Lot 8 of said Block 1; thence South 35° 00' 00" East 20.00 feet; thence South 65° 43' 02" West 230.60 feet; thence North 24° 16' 58" West 19.65 feet; thence North 65° 43' 02" East 226.88 feet to the point of beginning.

Tax Account No: 3909-001AA-00800-000

Key No: 503486

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.

2600 am

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 11 day of June, 2004

SUSAN D. HAUSER, TRUSTEE OF THE SUSAN D. HAUSER LIVING TRUST DATED DECEMBER 29, 1999

BY: Susan D. Hauser, Trustee
SUSAN D. HAUSER, TRUSTEE

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on June 11, 2004 by SUSAN D. HAUSER, TRUSTEE OF THE SUSAN D. HAUSER LIVING TRUST DATED DECEMBER 29, 1999.

Lisa Weatherby
(Notary Public for Oregon)

My commission expires 11/20/07

