

04 AUG 2 PM 3:07

MT65921 LW

Vol M04 Page 50702



State of Oregon, County of Klamath  
Recorded 08/02/04 3:07 p m  
Vol M04 Pg 50702  
Linda Smith, County Clerk  
Fee \$ 21.00 # of Pgs 1

After recording return to:  
JEFFREY D. HEDGPETH  
P.O. BOX 1329  
KLAMATH FALLS, OR 97601

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

JEFFREY D. HEDGPETH  
P.O. BOX 1329  
KLAMATH FALLS, OR 97601

Escrow No. MT65921-LW

SPECIAL WARRANTY DEED

**JEFF HEDGPETH and ELIZABETH HEDGPETH, as tenants by the entirety**, Grantor(s) hereby grant, bargain, sell, warrant and convey to **JEFFREY D. HEDGPETH and ELIZABETH M. HEDGPETH, 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 1033 of Tract 1426, RUNNING Y RESORT, PHASE 12, FIRST ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

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 **\$1.00**.

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 30<sup>th</sup> day of July, 2004.

[Signature]  
JEFF HEDGPETH  
[Signature]  
ELIZABETH HEDGPETH

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on July 30<sup>th</sup>, 2004 by JEFF HEDGPETH and ELIZABETH HEDGPETH.

[Signature]  
(Notary Public for Oregon)

My commission expires 11/14/2006



2/00