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MTT - 66209UN

Vol M04 Page 55785

State of Oregon, County of Klamath
Recorded 08/23/04 2:57 P m
Vol M04 Pg 55785
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

THIS SPACE R

After recording return to:
FRANK S. OLMES, JR. 350
82 SUMMIT AVE
PHILLIPSBURG, NJ 08865

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

FRANK S. OLMES, JR. 350
82 SUMMIT AVE
PHILLIPSBURG, NJ 08865

Escrow No. MT66209-LW

SPECIAL WARRANTY DEED

FRANK S. OLMES

, Grantor(s) hereby grant, bargain, sell, warrant and convey to **FRANK S. OLMES, JR. AND JANICE M. OLMES, AS TENANTS BY THE ENTIREY AND FRANK S. OLMES, III** ³⁵⁰ **WITH RIGHTS OF SURVIVORSHIP** 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 1052, RUNNING Y RESORT, PHASE 12, FIRST ADDITION, TRACT 1426, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3808-008D0-01500-000

Key No: 890138

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 ~~SECTION 30.930~~.

Dated this 18 day of August, 2004

FRANK S. OLMES, JR. 350

STATE OF NJ
COUNTY OF Warren

THIS INSTRUMENT WAS ACKNOWLEDGMENT BEFORE ME 8/18, 2004 BY FRANK S. OLMES

NOTARY PUBLIC FOR

MY COMMISSION EXPIRES 3/3/08

EILEEN M. CAREY
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires 03/03/08

2/10
Am