

040015 AM 10:53

MT- 1396-66550™



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State of Oregon, County of Klamath
Recorded 10/05/04 10:53 a m
Vol M04 Pg 67258
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

After recording return to:

CHARLOTTE A. BURT

7637 SKYLINE DRIVE

KLAMATH FALLS, OR 97603

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

CHARLOTTE A. BURT

7637 SKYLINE DRIVE

KLAMATH FALLS, OR 97603

Escrow No. MT66550-TM

SPECIAL WARRANTY DEED

CHARLOTTE A. BURT, Grantor(s) hereby grant, bargain, sell, warrant and convey to **CHARLOTTE A. BURT, TRUSTEE OF THE CHARLOTTE A. BURT FAMILY TRUST** 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 46, SKYLINE VIEW ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: **3910-006CB-00700-000**

Key No: **589438**

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 21 day of Sept, 2004

Charlotte A. Burt
CHARLOTTE A. BURT

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on Sept 21, 2004 by CHARLOTTE A. BURT

Tamara L. McDaniel
(Notary Public for Oregon)

My commission expires 12/17/05



2/00
am