

04 OCT 27 AM 11:04

MT6-1396-66781 SM



Vol M04 Page 73401

State of Oregon, County of Klamath
Recorded 10/27/04 11:04 a m
THIS SPACE RESE Vol M04 Pg 73401
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

After recording return to:
SHANNON C. BOREN

4080 Boardman Street
Klamath Falls, OR 97603

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

SHANNON C. BOREN

4080 Boardman Street
Klamath Falls, OR 97603

Escrow No. MT66721-SM

SPECIAL WARRANTY DEED

SHANNON C. BOREN, Grantor(s) hereby grant, bargain, sell, warrant and convey to NEAL D. BOREN AND SHANNON C. BOREN, 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:

The West one-half of Lots 42, 43, 44, 45, 46, 47 and 48, Block 11, ST. FRANCIS PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No.: 3909-002CA-08900-000 Key No.: 519237

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 22nd day of October, 2004.

Shannon C. Boren
SHANNON C. BOREN

AMERITITLE has recorded this instrument by request as an accommodation only, and has not examined it for regularity and sufficiency or as to its effect upon the title to any real property that may be described therein.

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on October 22, 2004 by SHANNON C. BOREN.



Suzie Mollett
(Notary Public for Oregon)
My commission expires Nov 11/14/2006

2/00 am