

04 NOV 30 PM 3:19



MTZ-67576 KR

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THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Cary S. Areu

P.O. Box 418

KENO, OR 97627

State of Oregon, County of Klamath

Recorded 11/30/04 3:19 P m

Vol M04 Pg 82327

Linda Smith, County Clerk

Fee \$ 21.00 # of Pgs 1

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

Cary S. Areu

P.O. Box 418

KENO, OR 97627

Escrow No. MT67576-KR

### SPECIAL WARRANTY DEED

**CARY AREU & NANCY AREU**, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell, warrant and convey to  
**Cary S. Areu and Nancy G. Areu**, 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 8 in Block 28 of FIFTH ADDITION TO KLAMATH RIVER ACRES**, according to the official plat thereof on file in  
the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 4008-006BB-02500-000

Key No: 622972

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 **\$10.00**.

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.

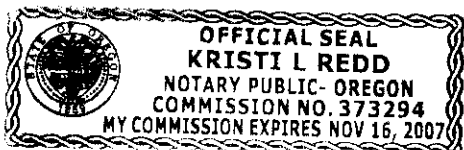
Dated this 24<sup>th</sup> day of November 2004

Nancy G. Areu

Cary S. Areu

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on November 24, 2004 by Cary S. Areu and Nancy G. Areu.



Kristi L. Redd  
(Notary Public for Oregon)

My commission expires 11/16/2007

21.00  
am