

05 FEB 9 AM 11:15

MT6-68094 SH

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State of Oregon, County of Klamath
Recorded 02/09/05 11:15a m
Vol M05 Pg 09021
Linda Smith, County Clerk
Fee \$ 21⁰⁰ # of Pgs 1

After recording return to:
RANDALL P. BANCROFT

12560 Pearson Butte Trail
Klamath Falls, OR 97603

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

RANDALL P. BANCROFT

12560 Pearson Butte Trail
Klamath Falls, OR 97603

Escrow No. MT68094-SH

SPECIAL WARRANTY DEED

RANDALL P. BANCROFT and TAMERA C. BANCROFT, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell, warrant and convey to **RANDALL P. BANCROFT**, 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:

Beginning at the most Easterly corner of Lot 6 in Block 50 of HOT SPRINGS ADDITION to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon; thence Northwesterly at right angles to Manzanita Street 100 feet; thence Southwesterly parallel to Manzanita Street 50 feet; thence Southeasterly at right angles to Manzanita Street 100 feet; thence Northeasterly along the Northwesterly line of Manzanita Street 50 feet to the place of beginning, being a portion of Lots 5 and 6 in Block 50 of HOT SPRINGS ADDITION.

Tax Account No: 3809-028BC-03400-000

Key No: 217713

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.

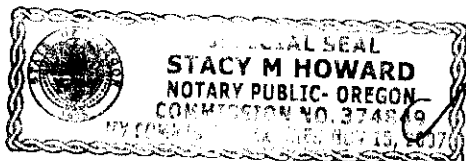
Dated this 8 day of Feb, 2005.

Randall P. Bancroft
RANDALL P. BANCROFT

Tamera C. Bancroft
TAMERA C. BANCROFT

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on Feb 8, 2005 by RANDALL P. BANCROFT and TAMERA C. BANCROFT.



Stacy M. Howard
(Notary Public for Oregon)

My commission expires 11/18/2007

2/10/05