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MT6-68790LW

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State of Oregon, County of Klamath
Recorded 03/22/2005 3:25 p m
Vol M05 Pg 18950
Linda Smith, County Clerk
Fee \$ 21⁰⁰ # of Pgs 1

THIS SPACE RESERVED FOR

After recording return to:
BARBARA JEAN COWAN
61535 HWY 97 STE 9374
BEND, OR 97702

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

BARBARA JEAN COWAN
61535 HWY 97 STE 9374
BEND, OR 97702

Escrow No. MT68790-LW

SPECIAL WARRANTY DEED

RICHARD ASADOORIAN and BARBARA J. COWAN, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell, warrant and convey to **BARBARA JEAN COWAN**, 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 855, RUNNING Y RESORT, PHASE 11, FIRST ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Account No.: 3808-010B0-35000-000

Key No.: 889184

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 18th day of MARCH, 2005

Richard Asadoorian
RICHARD ASADOORIAN

Barbara J. Cowan
BARBARA J. COWAN

State of Oregon
County of DESCHUTES

This instrument was acknowledged before me on 3/18, 2005 by RICHARD ASADOORIAN and BARBARA J. COWAN.



(Notary Public for Oregon)

My commission expires 6-19-08

2/00
Jan