

MT-1396-68794st

05 APR 13 AM 11:02



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State of Oregon, County of Klamath  
Recorded 04/13/2005 11:02 a m  
Vol M05 Pg 25465  
Linda Smith, County Clerk  
Fee \$ 21.00 # of Pgs 1

THIS SPACE RESER

After recording return to:

CHARLENE M. MOORE

29611 Sprague River Road

Sprague River, OR 97639

Until a change is requested all

tax statements shall be sent to

The following address:

CHARLENE M. MOORE

29611 Sprague River Road

Sprague River, OR 97639

Escrow No.

MT68794-SH

### SPECIAL WARRANTY DEED

**CHARLENE M. MOORE and MARTIN LARRALDE, with the rights of survivorship**, Grantor(s) hereby grant, bargain, sell, warrant and convey to **CHARLENE M. MOORE**, 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 6, Block 3 of JUNIPER ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No.: 3510-034D0-00700-000  
273331

Key No.:

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. *M. L.* *SM*

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 30 day of March, 2005

*Charlene M. Moore*  
CHARLENE M. MOORE

*Martin Larralde*  
MARTIN LARRALDE

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 March 30, 2005 by CHARLENE M. MOORE and MARTIN LARRALDE.



*Stacy M. Howard*  
(Notary Public for Oregon)

My commission expires 11/18/2007

*2/10 SM*