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MT-69779 UV



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State of Oregon, County of Klamath  
Recorded 05/26/05 10:57a m  
Vol M05 Pg 38702  
Linda Smith, County Clerk  
Fee \$ 21.00 # of Pgs 1

THIS SPACE I

After recording return to:

ANDRE VICTOR SOBCZAK

20851 MIRANDA STREET

WOODLAND HILLS, CA 91367

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

ANDRE VICTOR SOBCZAK

20851 MIRANDA STREET

WOODLAND HILLS, CA 91367

Escrow No. MT69779-LW

### SPECIAL WARRANTY DEED

**ANDRE VICTOR SOBCZAK**, Grantor(s) hereby grant, bargain, sell, warrant and convey to **ANDRE VICTOR SOBCZAK and KATARZYNA GOS, 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 1161, RUNNING Y RESORT, PHASE 13, TRACT 1429, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3808-015CA-01000-000

Key No: 891190

### LOT 1161

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 24 day of May, 2005.

Andre Victor Sobczak  
ANDRE VICTOR SOBCZAK

STATE OF CALIFORNIA

COUNTY OF Los Angeles <sup>SS.</sup>

**Marla A. Showalter, Notary Public**

On 24 May 2005, 2005 before me, \_\_\_\_\_ personally appeared ANDRE VICTOR SOBCZAK ~~personally known to me~~ (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that executed the same in authorized capacity(ies), and that by signatures(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature Marla A. Showalter



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