

05 JUN 2 PM 12:23

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State of Oregon, County of Klamath
Recorded 06/02/05 12:23 p.m.
Vol M05 Pg 40990-91

THIS SPACE FOR Linda Smith, County Clerk
Fee \$ 26⁰⁰ # of Pgs 2



After recording return to:
Rita Goldau Remstedt
36520 Highway 140 East
Beatty, OR 97621

Until a change is requested all tax statements
shall be sent to the following address:
Rita Goldau Remstedt
36520 Highway 140 East
Beatty, OR 97621

File No.: 7021-586541 (DMC)
Date: May 24, 2005

STATUTORY SPECIAL WARRANTY DEED

Rowena H. Reno, Grantor, conveys and specially warrants to **Rita Goldau Remstedt**, Grantee, the following described real property free of liens and encumbrances created or suffered by the Grantor, except as specifically set forth herein:

Lots 36 and 37, Block 33, KLAMATH FALLS FOREST ESTATES HIGHWAY 66 UNIT, PLAT NO. 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. R460913-3811-004D0-02000

This property is free from liens and encumbrances, EXCEPT:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

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.

The true consideration for this conveyance is **\$61,500.00**.

Dated this 21 day of May, 2005.

20F

40991

APN: R460904

Statutory Special Warranty Deed
- continued

File No.: 7021-586541 (DMC)
Date: 05/24/2005

Rowena H. Reno
Rowena H. Reno

STATE OF California)
County of Kern)ss.
)

This instrument was acknowledged before me on this 31st day of May, 2005
by **Rowena H. Reno.**

Stacy Parker

Notary Public for California
My commission expires:

