

8/4/2005 3:07:40 PM

# Of Pages 1 Fee: \$21.00

After Recording Return to:

**MICHELLE A. THOMAS**

740 Ponderosa Drive  
Klamath Falls, OR 97601

Until a change is requested all tax statements  
Shall be sent to the person & entity shown above.

ATC 61633 MA

**SPECIAL WARRANTY DEED**  
(INDIVIDUAL)

**CITY OF KLAMATH FALLS, an Oregon Municipal Corporation**, herein called Grantor, convey(s) and specially warrants to **MICHELLE A. THOMAS**, herein called Grantee, the following described real property free of encumbrances created or suffered by the Grantor, except as specifically set forth herein, situated in the County of **KLAMATH**, State of Oregon, described as:

**Lot 11, Block 5, Tract No. 1091, LYNNEWOOD ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.**

**CODE 001 MAP 3808-025DD TL 10200 KEY# 764612**

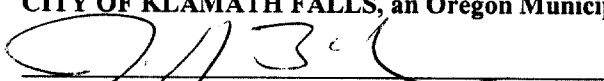
The property is free of all encumbrances created or suffered by the Grantor except (if none, so state): except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any.

The true and actual consideration for this transfer is **\$45,000.00**.  
(here comply with the requirements of ORS 93.930)

*MAT*  
**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 August 1, 2005.

**CITY OF KLAMATH FALLS, an Oregon Municipal Corporation**

  
**BY: Jeff Ball**  
City Manager

STATE OF OREGON, County of Klamath) ss.

On August 1, 2005, personally appeared the above named **JEFF BALL, AS CITY MANAGER FOR THE CITY OF KLAMATH FALLS.**

This document is filed at the request of:



525 Main Street  
Klamath Falls, OR 97601  
Order No.: 00061633

Before me:   
Notary Public for Oregon

My commission expires: ~~November 21, 2006~~ May 8, 2009

Official Seal

