

MTZ-72141 TM



M05-68048

Klamath County, Oregon

11/01/2005 02:50:26 PM

Pages 1 Fee: \$21.00

After recording return to:

Kris A. Krichko

521 N. 2nd Street

Klamath Falls, OR 97601

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

Kris A. Krichko

521 N. 2nd Street

Klamath Falls, OR 97601

Escrow No. MT72141-TM

SPECIAL WARRANTY DEED

Lillian Catherine Schiavo, Grantor(s) hereby grant, bargain, sell, warrant and convey to **Kris A. Krichko**, 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:

All of that portion of Lots 9 and 10 in Block 10 of EWAUNA HEIGHTS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, described as follows:

Commencing at a point on the Northeasterly line of said Lot 10 which lies Southerly a distance of 48.8 feet along the Westerly line of Second Street from the most Northerly corner of said Block 10 and which said point is at the center line of a concrete driveway (which said concrete driveway is 8.7 feet in width); thence Westerly parallel with Jefferson Street along the center line of the driveway 104.8 feet to the Westerly line of said Lot 9 in said block; thence Southerly along the Westerly line of said Lot 9 a distance of 61.2 feet more or less to the most Southerly corner of said Lot 9; thence Easterly along the Southeasterly lines of said Lots 9 and 10 to the most Easterly corner of said Lot 10; thence Northwesterly along the Northeasterly line of Lot 10 a distance of 61.2 feet, more or less, to the point of beginning.

Tax Account No: 3809-032BD-04200-000

Key No: 474819

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 GRANTOR HEREIN RELINQUISHES ANY RIGHTS, EITHER NOW OR IN THE FUTURE, TO THE SUBJECT PROPERTY

The true and actual consideration for this conveyance is **\$0.00**

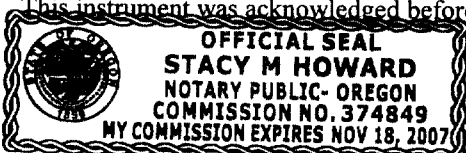
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO 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 Oct, 2005

Lillian C. Schiavo
Lillian Catherine Schiavo

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on Oct 24, 2005 by Lillian Catherine Schiavo



Stacy M. Howard
(Notary Public for Oregon)
My commission expires 11/18/2007

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