



MT72737KR

M05-72095

Klamath County, Oregon

12/30/2005 10:35:15 AM

Pages 1 Fee: \$21.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Morris A. Arntson, Jr.

01415 SW Radcliffe Lane
Portland, OR 97219-7906

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

Morris A. Arntson, Jr.

01415 SW Radcliffe Lane
Portland, OR 97219-7906

Escrow No. MT72737-KR

SPECIAL WARRANTY DEED

Morris A. Arntson, Jr. and Kory Arntson, individually and dba M & K Development, Grantor(s) hereby grant, bargain, sell, warrant and convey to **Morris A. Arntson, Jr.**, 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:

Lots 17 and 18 in Block 2 of TRACT 1098 - SPLIT RAIL RANCHOS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 2310-035B0-08900-000

Key No: 138602

Tax Account No: 2310-035B0-08800-000

Key No: 138737

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 **\$1.00**.

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 22nd day of December, 2005.

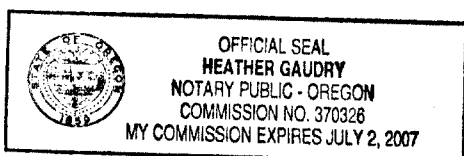
M & K Development

By: Morris A. Arntson, Jr.
Morris A. Arntson, Jr.

By: Kory Arntson
Kory Arntson

State of Oregon
County of LANE

This instrument was acknowledged before me on December 22, 2005 by Morris A. Arntson, Jr. and Kory Arntson, individually and as owners of M & K Development



Heather Gaudry
(Notary Public for Oregon)
My commission expires 7/2/07

21.00