



MTC-73964W

M06-08390

Klamath County, Oregon

04/28/2006 03:19:35 PM

Pages 1 Fee: \$21.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

CYNTHIA A. IRVINE

2527 CAMPUS DRIVE #324

KLAMATH FALLS, OR 97601

Until a change is requested all

tax statements shall be sent to

The following address:

CYNTHIA A. IRVINE

2527 CAMPUS DRIVE #324

KLAMATH FALLS, OR 97601

Escrow No. MT73964-LW

Title No. 0073964

SPECIAL

### SPECIAL WARRANTY DEED

**CYNTHIA A. IRVINE**, Grantor(s) hereby grant, bargain, sell, warrant and convey to **CYNTHIA A. IRVINE and ROBYN A. IRVINE, NOT AS TENANTS IN COMMON, BUT WITH RIGHTS OF SURVIVORSHIP** 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 5 and 6 in Block 2 of TRACT 1260, MONTE VISTA RANCH, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

Tax Account No: 3507-007DA-03300-000

Key No: 872699

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**.

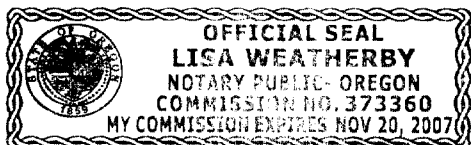
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)). THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND 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 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)).

Dated this 19 day of April, 2006

Cynthia A. Irvine  
CYNTHIA A. IRVINE

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on April 19, 2006 by CYNTHIA A. IRVINE.



Lisa Weatherby  
(Notary Public for Oregon)

My commission expires 11/20/07

21.00