

## SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that B.J. WOOD HOLDCO, Ltd., a Corporation, Grantor, conveys and warrants to GEORGE K. CANEY, Jr., Grantee, the following described property free of all encumbrances, except as specifically set forth herein:

Section 27, in Township 37 South, Range 15 East of the Willamette Meridian in Klamath County, Oregon.

subject, however, to the 1986-87 taxes imposed by Klamath County, Oregon upon said property, an easement recorded December 12, 1951 in Deed Volume 251 on Page 485 thereof, an easement recorded May 27, 1960 in Deed Volume 321 at Page 453 thereof, an easement recorded April 6, 1971 in Deed Volume M-71 at Page 2842 thereof, a right of way for transmission line recorded March 16, 1973 in Volume M-73 at page 2774 thereof, all in Klamath County, Oregon, and subject to the requirements and provisions of ORS, Chapter 481, pertaining to the registration and transfer of ownership of mobile homes and any interest or liens disclosed thereby.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY HEREIN DESCRIBED 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 COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

The true consideration for this conveyance is the sum of Eighty Thousand (\$80,000) Dollars.

Date this 14 day of November, 1986

B.J. WOOD HOLDCO, Ltd.

by: B. Wood

President

Marjorie H. Wood

Secretary

DOMINION OF CANADA )

Province of British Columbia ) ss

Personally appeared B.J. WOOD, and MARJORIE H. WOOD, above named President and Secretary, respectively, of B.J. Wood Holdco, Ltd., a Corporation, and acknowledged to me that he is President and she is Secretary of said Corporation, and that they executed the within agreement in behalf of said Corporation and as its voluntary act and deed.

Notary Public for British Columbia  
My Commission Expires: 15 FEB 1987

PAGE ONE SPECIAL WARRANTY DEED

RETURN TO: KCTC

TAXES AS NOW LISTED

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Co. the 6th day of Sept. A.D. 19 89 at 3:45 o'clock PM., and duly recorded in Vol. M89 of Deeds on Page 16788.

FEE \$8.00

Evelyn Biehn

County Clerk

By Donna M. Miller

89 SEP 5 PM 3 45