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MTC 45247-KR  
SPECIAL WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That  
WASHINGTON MUTUAL BANK, a Washington corporation, hereinafter called grantor,  
for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto  
MARGRIT LIEDKE-MELBOURNE  
hereinafter called grantee, and unto grantee's heirs, successors and assigns all of that certain real property with the  
tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in the County  
of Klamath, State of Oregon, described as follows, to-wit:

Lots 22, 23, 24 and 25, PELICAN ACRES, according to the official plat thereof  
on file in the office of the County Clerk of Klamath County, Oregon.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the grantee and grantee's heirs, successors and assigns forever.

And the grantor hereby covenants to and with the grantee and grantee's heirs, successors and assigns that the real  
property is free from encumbrances created or suffered thereon by grantor and that grantor will warrant and defend  
the same and every part and parcel thereof against the lawful claims and demands of all persons claiming by, through,  
or under the grantor.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$74,950.00.  
~~However, the actual consideration consists of or includes other property or value given or promised which is~~  
part of the consideration (indicate which). (The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural and all grammatical  
changes shall be made so that this deed shall apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 14th day of July, 1998,  
if a corporate grantor, it has caused its name to be signed and its seal, if any, affixed by an officer or other person  
duly authorized thereto by order of its board of directors.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DE-  
SCRIBED 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.

WASHINGTON MUTUAL BANK, a Washington corporation

*[Signature]*

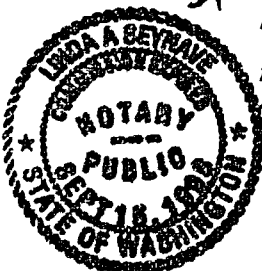
WASHINGTON  
STATE OF OREGON, County of KING ss.

This instrument was acknowledged before me on \_\_\_\_\_, 19\_\_\_\_,

by \_\_\_\_\_  
This instrument was acknowledged before me on 7-14, 1998

by BRUCE ADDISON  
as VICE PRESIDENT  
of WASHINGTON MUTUAL BANK

*[Signature: Linda A. Beynave]*  
Notary Public for Oregon  
My commission expires 9-15-98 Washington



WASHINGTON MUTUAL BANK

Grantor's Name and Address

MARGRIT LIEDKE-MELBOURNE

Grantee's Name and Address

MARGRIT LIEDKE-MELBOURNE

After recording return to (Name, Address, Zip):

MARGRIT LIEDKE-MELBOURNE

Until requested otherwise send all tax statements to (Name, Address, Zip):

MARGRIT LIEDKE-MELBOURNE

SPACE RESERVED  
FOR  
RECORDER'S USE

STATE OF OREGON,  
County of Klamath } ss.

I certify that the within instrument  
was received for record on the 20th day  
of July, 1998, at  
9:31 o'clock A.M., and recorded in  
book/reel/volume No. 1798 on page  
26233 and/or as fee/file/instru-  
ment/microfilm/reception No. 62949,  
Record of Deeds of said County.

Witness my hand and seal of  
County affixed.

Bernetha G. Letsch, Co. Clerk  
By *[Signature]*, Deputy

Fee: \$30.00