

SPECIAL WARRANTY DEED - STATUTORY FORM

INDIVIDUAL GRANTOR

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DAVID RAGAN AND KIMBERLY L. RAGAN

....., Grantor,
conveys and specially warrants to DONALD LEARN AND KIMBERLY LEARN....., Grantee,
the following described real property free of encumbrances created or suffered by the Grantor except as specifically
set forth herein, situated in KLAMATH.....County, Oregon to-wit:

LOTS 3 AND 4, BLOCK 14, TRACT NO. 1027, MT. SCOTT MEADOWS

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

The property is free of all encumbrances created or suffered by the Grantor except those of record.

The true consideration for this conveyance is \$ 17,000.00 (Here comply with the requirements of ORS 93.030)

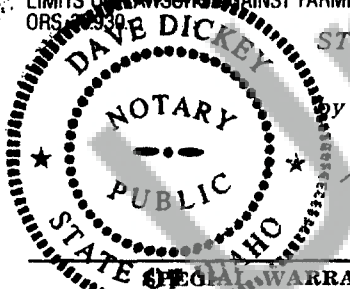
Dated this day of, 19.....

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 DEVELOPMENT AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 93.030.

David Ragan
Kimberly L. Ragan

STATE OF OREGON, County of Idaho

This instrument was acknowledged before me on Sept 28, 2001, by DAVID RAGAN AND KIMBERLY L. RAGAN



Linda Smith
Notary Public for Oregon
My commission expires 04-23-07 *Idaho*

DAVID RAGAN & KIMBERLY L. RAGAN
DONALD LEARN & KIMBERLY LEARN
1315 SW ISHAM ST.
GRANTS PASS, OR. 97526
GRANTEE'S ADDRESS, ZIP

STATE OF OREGON,

SS.

After recording return to:

DAVID RAGAN

372 S. EAGLE, RD. #178
EAGLE, ID. 83616

NAME, ADDRESS, ZIP

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

DONALD & KIMBERLY LEARN
1315 SW ISHAM ST.
GRANTS PASS, OR. 97526

SPACE RESERVED
FOR
RECORDER'S USE

State of Oregon, County of Klamath
Recorded 10/04/01 at 12:44 p.m.
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Linda Smith,
County Clerk Fee \$ 21.00