

ON

'03 MAY 20 PM 12:25

SPECIAL WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That Leata Taylor by Power of Attorney given freely to Elizabeth Garboden, dated May 1, 2003, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Loyal Garboden and Elizabeth E. Garboden

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 anywise appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

My 1/2 interest of Lot 7, Lot 8 and the SW 1/4 SE 1/4 of Section 29, Township 39 South, Range 10 East, Willamette Meridian, more particularly described as: Beginning at the SW corner of Lot 7; thence North 63°42' E. 745 feet; thence N. 47°45' E. 900 feet; thence N. 35°50' E. 493 feet; thence N. 20°51' E. 459 feet; thence N. 20°50' E. 321 feet to a fence; thence East along a fence 175 feet, more or less, to a fence corner; thence South along a fence, 2060 feet, more or less, to the South line of Section 29, at a point 600 feet West of the SE corner of the SW 1/4 SE 1/4; thence West along said Section line, 2057 feet, more or less, to the point of beginning;

SAVING AND EXCEPTING THEREFROM all ditch and canal right-of-ways heretofore deeded to the US.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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

And the grantor hereby covenants to and with the said grantee and grantee's heirs, successors and assigns that said 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 \$ 45,000.00

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 ~~XXXXXX~~, if not applicable, should be deleted. See ORS 93.030.)

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

In Witness Whereof, the grantor has executed this instrument on May 20, 2003; if a corporate grantor, it has caused its name to be signed and its seal affixed by an officer or other person duly authorized to do so by its board of directors.

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.

LEATA TAYLOR by Power of Attorney given to ELIZABETH GARBODEN, the original of which is attached to this SPECIAL WARRANTY DEED and as part of the official record.

(If executed by a corporation, affix corporate seal and use the form of acknowledgment opposite.)

STATE OF OREGON, } ss.
County of Klamath }
This instrument was acknowledged before me on _____, 19____, by Elizabeth Garboden, as granted in Power of Attorney dated May 1, 2003, and filed herein.

(SEAL) Notary Public for Oregon
My commission expires:

STATE OF OREGON, } ss.
County of Klamath }
This instrument was acknowledged before me on May 20, 2003, by Katie Markif as Notary Public of Oregon

Notary Public for Oregon
My commission expires: March 18, 2007 (SEAL)

LEATA TAYLOR
4431 N.W. Canal Blvd.
Redmond, OR 97756

GRANTOR'S NAME AND ADDRESS

Loyal Garboden and Elizabeth Garboden
9524 Hill Road
Klamath Falls, OR 97603

GRANTEE'S NAME AND ADDRESS

After recording return to:

Loyal Garboden and Elizabeth Garboden
9524 Hill Road
Klamath Falls, OR 97603

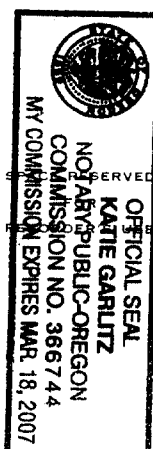
NAME, ADDRESS, ZIP

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

Loyal Garboden and Elizabeth Garboden
9524 Hill Road
Klamath Falls, OR 97603

NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.



State of Oregon, County of Klamath
Recorded 05/20/2003 12:25 P. M.
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Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1