

03 OCT 20 11:41

K-59115  
SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That WASHINGTON MUTUAL BANK, a Washington state chartered stock savings bank, successor in interest to Western Service Co., an Oregon corporation, hereinafter called grantor, for the consideration hereinafter stated, conveys and specially warrants to BLUE STAR PROPERTIES, INC., an Oregon corporation, 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:

SEE ATTACHED EXHIBIT 'A' FOR LEGAL DESCRIPTIONS WHICH IS MADE A PART HERE TO BY THIS REFERENCE.

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 person claiming by, through, or under the grantor.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$600,000.00  
However, the actual consideration consists of or includes other property or value given or promised which is (the whole/part of the) consideration (indicate which) this sentence 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 corporation and to individuals.

In witness whereof, the grantor has executed this instrument this 17th day of October, 2003; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of 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 OF 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.

WASHINGTON MUTUAL BANK, a Washington State chartered stock savings bank

By: [Signature]  
H. Arthur West, Vice President



STATE OF Washington  
County of Klamath ss.  
BE IT REMEMBERED, That on this 17th day of October, 2003, I certify that I know or have satisfactory evidence that H. Arthur West is the person(s) who appeared before me and said person(s) acknowledged that he signed this instrument, on oath stated that he is authorized to execute the instrument and acknowledged it as the Vice President of Washington Mutual Bank, a Washington state chartered stock savings bank, successor in interest to Western Service Co., an Oregon corporation, to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

[Signature]  
Print name Linda S. Hill  
Notary Public in and for the State of Washington  
My commission expires: 04/13/06

Washington Mutual Bank  
1111 Third Avenue, EET2933  
Seattle, WA 98101

Grantor's Name and Address

Blue Star Properties, Inc.  
PO BOX 40  
Medford, Oregon 97501

Grantee's Name and Address

After Recording return to:  
Blue Star Properties, Inc.  
PO BOX 40  
Medford, Oregon 97501

Until a Change is requested, all tax statements shall be sent to the following address:  
Blue Star Properties, Inc.  
PO BOX 40  
Medford, Oregon 97501

State of Oregon, County of Klamath  
Recorded 10/20/03 11:41 a.m.  
Vol M03 Pg 77760-61  
Linda Smith, County Clerk  
Fee \$ 26.00 # of Pgs 2

26K

**EXHIBIT 'A'**  
**(Legal Description)**

Lots 1, 2, 3, 4, 5, 5-1/2, 6, 7, 8, 9, and 10 in Block 95 of Klamath Addition to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Also, a parcel of land adjacent to Lot 5-1/2 in said Block 95 of Klamath Addition to the City of Klamath Falls, Oregon, more particularly described as follows: Beginning on the Northeasterly line of 7<sup>th</sup> Street, at the most Southerly corner of said Lot 5-1/2, thence Northeasterly along the line of said Lot 5-1/2 a distance of 25 feet to the Westerly line of Lot 6 in said Block 95; thence Southeasterly along said Westerly line of Lot 6, to the Northwesterly line of Plum Street; thence Southwesterly along the Northwesterly line of Plum Street to the Northeasterly line of 7<sup>th</sup> Street, thence Northwesterly along the Northeasterly line of 7<sup>th</sup> Street to the point of beginning.

Also the alley through Block 95 of Klamath Addition to the City of Klamath Falls, Oregon, according to the duly recorded plat thereof from it's intersection with the Easterly line of 7<sup>th</sup> Street, Klamath Falls, Oregon, to its intersection with the Easterly line of said Block of 95 of Klamath Addition to the City of Klamath Falls, Oregon.