

WTC - 63024 MS



Vol M03 Page 86433

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:  
**GRANITE PROPERTIES, INC.**  
 4208 DOUGLAS BLVD #300  
 GRANITE BAY, CA 95746

State of Oregon, County of Klamath  
 Recorded 11/24/03 3:16 p m  
 Vol M03 Pg 86433-39  
 Linda Smith, County Clerk  
 Fee \$ 26.00 # of Pgs 2

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

**JAMES C. MILLER**  
 956 KINGS CANYON DRIVE  
 ELDORADO HILLS, CA 95762

Escrow No. MT63024-MS

### SPECIAL WARRANTY DEED

<sup>An Oregon Banking Corporation</sup>  
**SOUTH VALLEY BANK & TRUST**, Grantor(s) hereby grant, bargain, sell, warrant and convey to **GRANITE PROPERTIES, INC., A CALIFORNIA CORPORATION**, Grantee(s) and grantee's heirs, successors and assigns the following described real property, free of encumbrances except as specifically set forth herein in the County of **KLAMATH** and State of Oregon, to wit:

**SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE**

862141	3809-019CB-01700
862150	3809-019CB-01800
862169	3809-019CB-01900

Grantor is lawfully seized in fee simple on the above granted premises and SUBJECT TO: all those items of record, if any, as of the date of this deed and those shown below, if any:

and the grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons claiming by, through, or under the grantor except those claiming under the above described encumbrances:

The true and actual consideration for this conveyance is **PURSUANT TO AN IRC 1031 TAX DEFERRED EXCHANGE ON BEHALF OF GRANTOR/GRANTEE.**

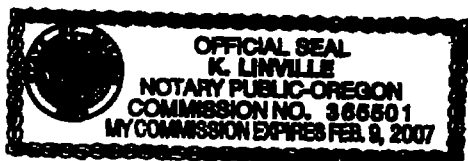
**THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.**

Dated this 21 day of November, 2003

**SOUTH VALLEY BANK & TRUST**  
 BY: Bill Castle  
**BILL CASTLE, AUTHORIZED SIGNER**

State of Oregon  
 County of **KLAMATH**

This instrument was acknowledged before me on November 21, 2003 by **BILL CASTLE**, as Authorized Signer for **SOUTH VALLEY BANK & TRUST**.



K. Linville  
 (Notary Public for Oregon)  
 My commission expires 2-9-07

26.00 am

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

**PARCEL 1:**

**86434**

Lot 47 in Block 1 of FIRST ADDITION TO HARBOR ISLES, TRACT NO. 1252, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

**PARCEL 2:**

Lots 45 and 46 in Block 1 of FIRST ADDITION TO HARBOR ISLES, TRACT 1252, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No.:	3809-019CB-01700-000	Key No.:	862141
Tax Account No.:	3809-019CB-01800-000	Key No.:	862150
Tax Account No.:	3809-019CB-01900-000	Key No.:	862169