

**When Recorded Return To:**  
**WESTERN TITLE & ESCROW COMPANY**  
 16455 WILLIAM FOSS RD.  
 LA PINE, OR 97739

State of Oregon, County of Klamath  
 Recorded 12/22/03 3:44 p.m.  
 Vol M03 Pg 92623-28  
 Linda Smith, County Clerk  
 Fee \$ 26.00 # of Pgs 2

**Recorded For:**  
**WESTERN TITLE & ESCROW COMPANY**  
 File #14-0076703

\*\*\*\*\* SPECIAL WARRANTY DEED \*\*\*\*\*

The Grantor, **WASHINGTON MUTUAL BANK** and in consideration of Ten Dollars (\$10.00) and Other Good and Valuable Consideration, in hand paid, grants, bargains, sells, conveys, and confirms to Grantee, **GLADE P. FRITON** situated in the County of **KLAMATH**, State of **OREGON**:

Street Address: **137017 BITTERBRUSH LANE, CRESCENT, OR 97733**

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

**TAX ACCOUNT NO(S): M40468**

**MAP/TAX LOT NO(S): M090769**

**Subject to easements, restrictions and rights of way currently of record and general property taxes for the current year and thereafter.**

The grantor for itself and for its successors in interest does by these presents expressly limit the covenants of the deed to those herein expressed, and excludes all covenants arising or to arise by statutory or other implication, and does hereby covenant that against all persons whomsoever lawfully claiming or to claim by, through or under said Grantor and not otherwise, it will forever warrant and defend the said described real estate.

Dated: December 16, 2003

WASHINGTON MUTUAL BANK,

By: [Signature]  
 Its **ASST. VICE PRESIDENT**

State of Washington  
 County of King

I certify that I know or have satisfactory evidence that **BRUCE ADDISON**, signed this instrument, on oath stated that he is authorized to execute the instrument and acknowledged it as the **ASST. VICE PRESIDENT** of Washington Mutual Bank be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: December 16, 2003

Signature [Signature]  
 Notary Public Printed Name Naomi Leigh  
 State of Washington Notary Public in and for the State of WA  
 NAOMI LEIGH Washington, residing at Redmond  
 My Appointment Expires June 1, 2007

**Exhibit "A"**

Real property in the County of Klamath, State of Oregon, described as follows:

A parcel of land lying in the SE 1/4 of the NE 1/4 of Section 25, Township 24 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point 220 feet West and 440 feet North of the SE corner of the SE 1/4 of the NE 1/4 of Section 25, Township 24 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon; thence North parallel with the East line of said SE 1/4 of the NE 1/4 a distance of 250 feet; thence West parallel with the North line of said SE 1/4 of the NE 1/4 a distance of 220 feet; thence South parallel with the East line of said SE 1/4 of the NE 1/4 a distance of 250 feet; thence East parallel with the South line of said SE 1/4 of the NE 1/4 a distance of 220 feet to the point of beginning.

Tax Parcel Number: 707373