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MTJ - 63224 KR



Vol M04 Page 04657

State of Oregon, County of Klamath
Recorded 01/26/2004 11:18a m
Vol M04 Pg 4657-58
Linda Smith, County Clerk
Fee \$ 26⁰⁰ # of Pgs 2

After recording return to:
FRANK KREBS
1410 W. 25TH AVENUE
EUGENE, OR 97405-1815

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

FRANK KREBS
1410 W. 25TH AVENUE
EUGENE, OR 97405-1815

Escrow No. MT63224-KR

SPECIAL WARRANTY DEED

FRANK KREBS, Grantor(s) hereby grant, bargain, sell, warrant and convey to **LUNKER ENTERPRISES, LLC**, an Oregon limited liability company, 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:

That part of Lot four (4) in Block forty-five (45) of NICHOLS ADDITION to the City of Klamath Falls, Oregon, described as follows:

Beginning at the Southwest corner of Lot 4 of said Block and Addition; thence East along the North line of High Street 41.5 feet; thence North at right angles to High Street, 80 feet; thence West and parallel with High Street, 41.5 feet to 10th Street; thence South along the West line of 10th Street, 80 feet to the place of beginning.

Account No.: 3809-029DD-09500-000 Key No.: 371751

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 **\$1.00**.

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 16 day of Jan 2004.


FRANK KREBS

26:20 PM

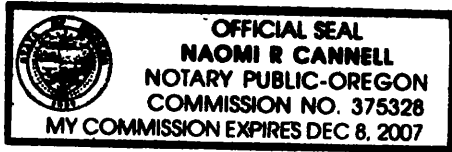
State of Oregon

County of Lane

04658

On this 16th day of January, 2004, personally appeared before me the above named Frank L. Krebs
acknowledged the foregoing instrument to be his/~~her~~/their voluntary act and deed.

WITNESS My hand and official seal.



Naomi R Cannell
Notary Public for Oregon
My Commission expires: Dec. 8, 2007