



After recording return to:
 Realvest, Inc.
 Realvest, Inc., Pauline Browning, HC
 71 Box 495 C
 Hanover, NM 88041

Until a change is requested all tax statements
 shall be sent to the following address:
 Realvest, Inc.
 Realvest, Inc., Pauline Browning, HC
 71 Box 495 C
 Hanover, NM 88041

File No.: 7029-269737 (SAC)
 Date: February 24, 2004

THIS SPACE RESERVED FOR RECORDER'S USE

State of Oregon, County of Klamath
 Recorded 03/05/2004 3:01 P m
 Vol M04 Pg 12895-97
 Linda Smith, County Clerk
 Fee \$ 31.00 # of Pgs 3

STATUTORY SPECIAL WARRANTY DEED

BMRMG 401 K Plan L.L.C., as to an undivided 1/2 Interest and WMGPS Trust, as to an undivided 1/2 Interest, Grantor, conveys and specially warrants to **Realvest, Inc.**, Grantee, the following described real property free of liens and encumbrances created or suffered by the Grantor, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

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.

The true consideration for this conveyance is **\$15,000.00**.

31F

12896

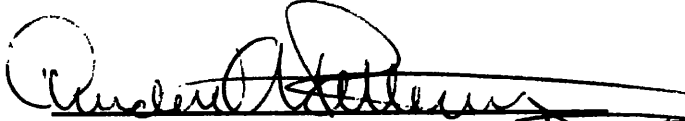
APN:

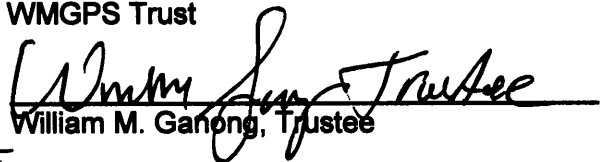
Statutory Special Warranty Deed
- continued

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Date: 02/24/2004

BMRMG 401 K Plan L.L.C.

WMGPS Trust


By: Andrew A. Patterson, Member ~~Trustee~~


William M. Ganong, Trustee

STATE OF Oregon)
)ss.
County of Klamath)

This Instrument was acknowledged before me on this 27 day of February 2004
by Andrew A. Patterson as Member of BMRMG 401 K Plan L.L.C., on behalf of the .


Notary Public for Oregon
My commission expires 8-2-07



12897

APN:

Statutory Special Warranty Deed
- continued

File No.: **7029-269737 (SAC)**
Date: **02/24/2004**

EXHIBIT A

LEGAL DESCRIPTION:

Parcel One: Lot 13, Block 16

Parcel Two: Lot 8, Block 18

Parcel Three: Lot 25, Block 22

Parcel Four: Lot 17, Block 14

Parcel Five: Lot 21, Block 7

Parcel Six: Lot 29, Block 11

Klamath Falls Forest Estates Highway 66 Unit Plat No. 1, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.