Vol. MO4 Page 15039



After recording return to: Cody Allen 1518 Ivory Klamath Falls, OR 97601

Until a change is requested all tax statements shall be sent to the following address:
Cody Allen
1518 Ivory
Klamath Felis, OR 97601

File No.: 7021-336558 (SAC) Date: February 26, 2004

THIS SPACE RESERVED FOR RECORDER'S LISE

State of Oregon, County of Klamath Recorded 03/16/2004 3:20 pm Vol M04 Pg 15039-40 Linda Smith, County Clerk Fee \$ 24.00 # of Pgs 2

STATUTORY SPECIAL WARRANTY DEED

Wells Fargo Bank Minnesota, National Association, Grantor, conveys and specially warrants to Cody Allian, Grantee, the following described real property free of liens and encumbrances created or suffered by the Grantor, except as specifically set forth herein:

Lot 43 Lewis Tracts, according to the official plat thereof on file in the office of the County Clark of Klamath County, Oregon.

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 \$66,000.00.

Wells Fargo Bank Minnesota, National Association

Page 1 of 2



APN: 448974

Statutory Special Warranty Deed - continued

File No.: 7021-336558 (SAC) Date: 02/26/2004

STATE OF Orange California)ss County of Orange)ss

This instrument was acknowledged before me on this 2 day of February by as of Wells Fargo Bank Minnesota, National Association, on behalf of the .

SAMIRA EMAMI

Notary Public for Gengen Co (Yern'CL

My commission expires:

SAMIRAEMAMI
Commission # 1373746
Notary Public - California &
Orange County
My Commis Expires Sep 9, 2006