

MTC - 64420 UN

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When Recorded Return To:
 GREGORY ALAND
 6038 TEAL DRIVE
 BONANZA, OR 97623

State of Oregon, County of Klamath
 Recorded 03/22/2004 3:10 p.m.
 Vol M04 Pg 16143
 Linda Smith, County Clerk
 Fee \$ 21.00 # of Pgs 1

Recorded For:
 AMERITITLE
 File #MT64426-LW

***** 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, **GREGORY ALAND AND THERESA ALAND, AS TENANTS IN THE ENTIRETY** situated in the County of **KLAMATH, State of OREGON**:

Street Address: **6038 TEAL DRIVE, BONANZA, OREGON 97623**

LOT 6 IN BLOCK 45 OF KLAMATH FALLS FOREST ESTATES, HIGHWAY 66 UNIT, PLAT NO. 2, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

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: March 12, 2004

WASHINGTON MUTUAL BANK,

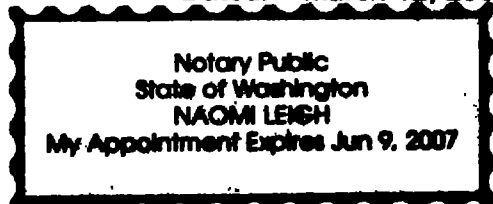
[Signature]

 KATHRYN S. SIZEMORE, OFFICER

State of Washington
 County of King

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

Dated: March 12, 2004



Signature *[Signature]*
 (Printed Name) Naomi Leigh
 Notary Public in and for the State of WA
 Washington, residing at Redmond

2/10/2004