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JUL-08-2004 12:25PM FROM-ASPEN TITLE & ESCROW

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T-828 P.002/002 F-904

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After Recording Return to:
FREDRICK HORN

State of Oregon, County of Klamath
Recorded 07/14/2004 3:02 p m
Vol M04 Pg 45935
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1
20.00 NS

Until a change is requested all tax statements
Shall be sent to the following address:
FREDRICK HORN

ASPEN 19420 MA
SPECIAL WARRANTY DEED

WASHINGTON MUTUAL BANK, Grantor, convey(s) and specially warrants to FREDRICK HORN Grantee, the following described real property free of encumbrances created by the Grantor, except as specifically set forth herein, situated in the County of KLAMATH, State of Oregon, described as:

A portion of Lot 7, Block 56, NICHOLS ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning on the Southerly side of Lincoln Street in the City of Klamath Falls, Oregon, at the intersection with the South line of said street with the line between Lots 6 and 7, Block 56 of Nichols Addition to the City of Klamath Falls, Oregon; thence Northeasterly along South line of Lincoln Street 40 feet; thence Southeasterly at right angles to Lincoln Street 100 feet; thence Southwesterly and parallel to Lincoln Street 40 feet; thence Northwesterly along said line between said Lots 6 and 7, 100 feet to the point of beginning, being a tract of land off the Westerly side of Lot 7 aforesaid, having frontage of 40 feet on Lincoln Street and depth of 100 feet.

The true and actual consideration for this transfer is \$61,500.00.
(here comply with the requirements of ORS 93.930)

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 July 8, 2004.

WASHINGTON MUTUAL BANK

BY: [Signature]

STATE OF Florida, County of Duval ss.

On July 9, 2004 personally appeared Vernon F. McDaniel as Vice President of Washington Mutual Bank

This document is filed at the request of:



525 Main Street
Klamath Falls, OR 97601
Order No.: 00059420

Before me: [Signature]
Notary Public for Florida
My commission expires: 2/24/07

Official Seal



Becky Shrimpton
MY COMMISSION # DD186995 EXPIRES
February 24, 2007
BONDED THRU TROY FAIR INSURANCE, INC.

21 A
20 NS