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MTT - 1396 - 6198

Vol M04 Page 54557

State of Oregon, County of Klamath
Recorded 08/19/04 11:05 a m
Vol M04 Pg 54557-58
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

After recording return to:
THELMA M. STEWART
1067 Bristol Avenue
Stockton, CA 95204

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

THELMA M. STEWART
1067 Bristol Avenue
Stockton, CA 95204

Escrow No. MT66100-KR

AMERITITLE, has recorded this
Instrument by request as an accomodation only,
and has not examined it for regularity and sufficiency
or as to its effect upon the title to any real property
that may be described therein.

SPECIAL WARRANTY DEED

THELMA M. STEWART, Grantor(s) hereby grant, bargain, sell, warrant and convey to **THELMA M. STEWART, Trustee of The Survivors Trust created under The Donald R. Stewart and **see Grantee continued** 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:

****Grantee continued - Thelma M. Stewart Family Trust dated May 6, 1994 as amended November 7, 2002**

LEGAL DESCRIPTION

Parcel 1:

Lot 5 in Block 1 of WILLIAMSON RIVER ESTATES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Parcel 2:

Lots 7, 8 and 9 in Block 1 of WILLIAMSON RIVER ESTATES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Parcel 3:

Lot 5, Block 3, William River Estates, according to the official plat thereof on file in the office of the County Clerk in the County of Klamath, State of Oregon.

Parcel 4:

A tract of land lying Southeasterly of and adjacent to WILLIAMSON RIVER ESTATES, a platted and recorded subdivision situated in Government Lots 7, 14, 15, 19, 21 and 41, Section 21, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon; said tract of land being more particularly described as follows:

Beginning at the Southeast corner of Lot 5, Block 3 of aforesaid WILLIAMSON RIVER ESTATES; thence South 80° 35' 30" East 78.80 feet to a 3/4" galvanized iron pipe; thence North 74° 18' 30" East 174.00 feet to a 3/4" galvanized iron pipe; thence North 60° 45' 30" East 110.50 feet to a 3/4" galvanized iron pipe; thence North 45° 17' 30" East 149.18 feet to a 3/4" galvanized iron pipe; thence North 10° 00' 01" West 175.96 feet to a point on the Southerly curved right of way boundary of Williamson River Drive (point marked with a 3/4" galvanized iron pipe); thence Westerly along said curved boundary 37.63 feet (long chord bears South 57° 59' 42" West 37.50 feet); thence continuing along said right of way boundary South 66° 17' 15" West 435.02 feet; thence along the arc of a 130 foot radius curve to the right 17.71 feet (long chord bears South 70° 11' 30" West 17.70 feet); thence South 74° 05' 45" West 17.52 feet to the Northeast corner of aforesaid Lot 5, Block 3; thence along the East boundary of

2600 am

said Lot 5, South 15 ° 54' 15" East 166.22 feet to the point of beginning.

Parcel 5:

A tract of land bordering on the South of the above described land:

Beginning at the Southeast corner of lot 5 in Block 3 of aforesaid WILLIAMSON RIVER ESTATES; thence South 80° 35' 30" East 78.80 feet to a 3/4" galvanized iron pipe; thence North 74° 18' 30" East 174.00 feet to a 3/4" galvanized iron pipe; thence North 60° 45' 30" East 110.50 feet to a 3/4" galvanized iron pipe; thence North 45° 47' 30" East 42.78 feet to a 1/2" galvanized iron pipe; thence South 31° 37' East 130.80 feet to the waterline of Williamson River as of this date existing; thence along said waterline South 37° 40' West 134.52 feet; South 54 ° 09' West 55.28 feet; South 63° 36' West 60.67 feet; South 61 ° 48' West 64.75 feet; North 56° 13' West 67.86 feet; North 1 degree 27' East 55.23 feet; South 85°17' West 70.82 feet; and North 77 ° 14' West 61.36 feet; thence leaving the existing waterline of Williamson River and bearing North 15° 30' West 63.94 feet, more or less, to the point of beginning.

Tax Account No.:	3507-021BD-00700-000	Key No.:	248510
Tax Account No.:	3507-021BD-00500-000	Key No.:	248495
Tax Account No.:	3507-021BD-00400-000	Key No.:	248486
Tax Account No.:	3507-021BD-00300-000	Key No.:	248477
Tax Account No.:	3507-021BD-02700-000	Key No.:	248707
Tax Account No.:	3507-021BD-02800-000	Key No.:	248725
Tax Account No.:	3507-021BD-02900-000	Key No.:	248734

Parcel 6:

Lot 6 in Block 1 of WILLIAMSON RIVER ESTATES, according to the official plat thereof on File in the office of the County Clerk of Klamath County, Oregon. TOGETHER WITH an Easement for walkway purposes and boat docking over and on the strip of land lying between Said lot and the Williamson River, as granted by Deed recorded August 4, 1972 in Volume M72, Page 8638, Microfilm Records of Klamath County, Oregon.

Tax Account No.: 3507-021BD-00600 Key No.: 248501

Parcel 7:

Lot 4 in Block 1 and Lot 4 in Block 3 of WILLIAMSON RIVER ESTATES, according to the Official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No.: 3507-021BD-00800 & 02600 Key No.: 248529 & 248690

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 16th day of August, 2004.

Thelma M. Stewart
Thelma M. Stewart

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on August 16, 2004 by Thelma M. Stewart.



Kristi L. Redd
(Notary Public for Oregon)
My commission expires 11/16/2007