

04 SEP 3 PM 3:14

MTT - 64833

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State of Oregon, County of Klamath  
Recorded 09/03/04 3:14 P m  
Vol M04 Pg 59277-78  
Linda Smith, County Clerk  
Fee \$ 26 # of Pgs 2

After Recording Return To:  
Ticor Title  
744 NE 7th Street  
PO Box 1960  
Grants Pass OR 97526-0167

Send Tax Statements To:  
Timothy W. DeSpain  
PO Box 7026  
Redwood City CA 94063

Title Order No.  
Escrow No. 26-44242  
Tax Account No.

**SPECIAL WARRANTY DEED**  
(ORS 93.855)

\*\* ~~Irwin Mortgage Corporation, a corporation, Grantor,~~ conveys and specially warrants to  
~~Federal National Mortgage Association, a corporation, Grantee,~~ the following described  
real property free of encumbrances created or suffered by the Grantor except as specifically  
set forth herein:

\*\*Federal National Mortgage  
See Exhibit 'A' attached hereto and by reference made a part hereof.

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 \$0.00.

Dated this 26 day of August, 2004

IRWIN MORTGAGE CORPORATION

By: Stephen Brown  
Asst Vice Pres

State of INDIANA, County of Hamilton )ss.

This instrument was acknowledged before me on Aug 26, 2004  
by Stephen Brown, as Asst Vice Pres, of Irwin Mortgage  
Corporation.

Robin K Emmet  
Notary Public

My commission expires: 10-14-7



OFFICIAL SEAL  
ROBIN K. EMMET  
NOTARY PUBLIC

In and for the State of Indiana  
My Commission expires Oct. 14, 2007

260 am

59278

**EXHIBIT 'A'****Legal Description:**

A piece of parcel of land situate in portions of Government Lots 1 and 2 in Section 34, Township 40 South, Range 8 East of the Willamette Meridian, being more particularly described as follows:

Beginning at a point on the Southeasterly right-of-way line of U.S. Highway 97 as the same is presently located and constructed, from which point the meander corner of the 1858 Meander Line common to Sections 27 and 34, Township 40 South, Range 8 East of the Willamette Meridian bears North 15 degrees 58'10" West 174.6 feet distant; thence South 15 degrees 58'10" East along the adjusted 1858 Meander Line, as established during Record Survey No. 1938, 19.1 feet to Angle Point No. 1; thence South 31 degrees 07'05" West along said Meander line 808.45 feet to Angle Point No. 2; thence South 23 degrees 06'50" East along said meander line 769.6 feet to Angle Point No. 3; thence South 5 degrees 38'20" West along said meander line 300.00 feet to a point; thence North 57 degrees 38' West 931.63 feet to a point on the Southerly right of way line of U.S. Highway 97 as the same is presently located and constructed; thence North 32 degrees 22'00" East along said Southeasterly right-of-way line 1,641.36 feet to the point of beginning.

Said parcel is also referred to as Parcel 1 of Land Partition 14-86.

**Subject to:**

NONE