

04 SEP 10 AM 11:10



MT-1396-66671

Vol M04 Page 60492

State of Oregon, County of Klamath
Recorded 09/10/04 11:10 a m
Vol M04 Pg 60492
Linda Smith, County Clerk
THIS SPACE RESERVED Fee \$ 2100 # of Pgs 1

After recording return to:

JOHN DEY

17356 Hill Rd.

Klamath Falls, OR 97603

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

JOHN DEY

17356 Hill Rd

Klamath Falls, OR 97603

Escrow No. MT66671-KR

SPECIAL WARRANTY DEED

WC RANCH, INC., an Oregon corporation Grantor(s) hereby grant, bargain, sell, warrant and convey to **JOHN DEY**, 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:

That portion of **Government Lot 8 of Section 21, Township 40 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, lying Northeasterly of the Burlington Northern Railroad right of way.**

Tax Account No: 4010-02100-00500-000
Tax Account No: 4010-02100-00500-000

Key No: 98922
Key No: 587993

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.

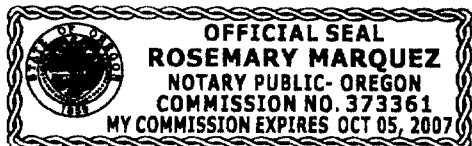
Dated this 9 day of SEPTEMBER, 2004

Michael B. Way
WC RANCH

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on September 9, 2004 by Michael B. Way, President
of WC Ranch.

AMERITITLE, has recorded this
Instrument by request as an accommodation 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.



Rosemary Marquez
(Notary Public)
My commission expires October 5, 2007

2/10
AM