

04 SEP 22 AM 11:25

Vol M04 Page 63649



State of Oregon, County of Klamath
Recorded 09/22/04 11:25 a m
Vol M04 Pg 63649-51
Linda Smith, County Clerk
Fee \$ 31.00 # of Pgs 3

After recording return to:
Terry McDonald
345 N Yosemite St.
Stockton, CA 95203

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

Terry McDonal
345 N Yosemite St.
Stockton, CA 95203

File No.: NCS-106501-OR1 (mk)

Date: September 10, 2004

1st 427253

STATUTORY SPECIAL WARRANTY DEED

HJW Properties LLC, a Oregon Limited Liability Company, Grantor, conveys and specially warrants to Thelma M. Stewart, Trustee of the Survivor's Trust created under The Donald R. Stewart and Thelma M. Stewart Family Trust, dated May 6, 1994, Grantee, the following described real property free of liens and encumbrances created or suffered by the Grantor, except as specifically set forth herein:

This property is free from liens and encumbrances, EXCEPT:

- 1. Taxes for the fiscal year 2004-2005, a lien but not yet payable.**

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.

31 F

63650

APN:

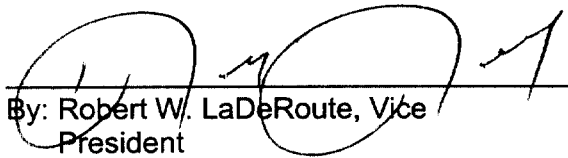
Statutory Special Warranty Deed
- continued

File No.: NCS-106501-OR1 (mk)
Date: 09/10/2004

The true consideration for this conveyance is **\$450,000.00**.

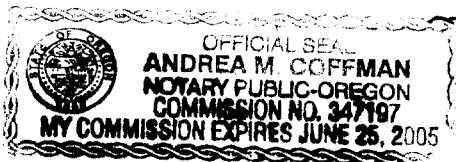
Dated this 15th day of Sept, 2004.

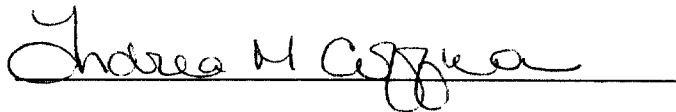
HJW Properties LLC, an Oregon Limited
Liability Company


By: Robert W. LaDeRoute, Vice
President

STATE OF Oregon)
County of Washington) ss.

This instrument was acknowledged before me on this 15 day of September, 2004
by Robert W. LaDeRoute as Vice President of HJW Properties LLC, on behalf of the Limited Liability
Company.





Notary Public for Oregon
My commission expires: June 25, 2005

Exhibit A

That portion of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 33, Township 38 South, Range 9 East of the Willamette Meridian, lying Southerly of the Southerly right of way line of South Sixth Street as now located, East of the Easterly right of way line of the O.C. & E. Railroad, as now located, West of the Westerly right of way line of the Owens Street as now located.