



MT-67092SM

Vol M04 Page 77016

State of Oregon, County of Klamath
 Recorded 11/08/04 3:50 p m
 Vol M04 Pg 77016-17
 Linda Smith, County Clerk
 Fee \$ 26.00 # of Pgs 2

THIS SPACE RESER

After recording return to:

JO ANN M. MATTOS

12490 HWY 66

KLAMATH FALLS, OR 97601

Until a change is requested all

tax statements shall be sent to

The following address:

JO ANN M. MATTOS

12490 HWY 66

KLAMATH FALLS, OR 97601

Escrow No.

MT67092-SM

SPECIAL WARRANTY DEED

HENRY A. MATTOS AND JOANN M. BLACKMORE-MATTOS, TRUSTEE OF THE JOANN M. BLACKMORE-MATTOS 1999 TRUST, Grantor(s) hereby grant, bargain, sell, warrant and convey to **JO ANN M. MATTOS**, 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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

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 3rd day of November, 2004.

Henry A. Mattos
 HENRY A. MATTOS

THE JOANN M. BLACKMORE-MATTOS 1999 TRUST

BY: Joann M. Blackmore-Mattos
 JOANN M. BLACKMORE-MATTOS, TRUSTEE

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on Nov. 3, 2004 by HENRY A. MATTOS AND JOANN M. BLACKMORE-MATTOS, TRUSTEE OF THE JOANN M. BLACKMORE-MATTOS 1999 TRUST.



Suzie Mollett
 (Notary Public for Oregon)

My commission expires 11/14/2006

260 am

EXHIBIT "A"
LEGAL DESCRIPTION

77017

A parcel of land situate in the W1/2 SE1/4 NE1/4 of Section 32, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point on the South line of the NE1/4 of Section 32, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, from which the quarter corner common to Sections 32 and 33 bears North 89° 34' East 1,002 feet distant; thence North 0° 06' East 1,008.65 feet to the Southerly line of the Klamath Falls-Ashland State Highway No. 66; thence South 72° 21' West 340.1 feet; thence South 0° 06' West 907.8 feet; thence North 89° 34' East 324 feet to the point of beginning.

EXCEPTING THEREFROM a parcel of land situated in the W1/2 SE1/4 NE1/4 of Section 32, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a 1/2 inch iron rod on the Southeasterly right of way line of the Klamath Falls-Ashland State Highway No. 66 from which a brass cap monument with a stone marked "1/4" adjacent to it marking the 1/4 corner common to Section 32 and 33 bears South 50° 01' 11" East 1,488.33 feet; thence South 00° 06' West 964.93 feet to a 1/2 inch iron rod, said point also being the South line of the NE1/4 of said Section 32; thence South 89° 34' 00 West 183.81 feet to a 1/2 inch iron rod; thence North 00° 06' 00" East 907.80 feet more or less to a 1/2 inch iron rod on the Southerly line of the Klamath Falls-Ashland State Highway No. 66; thence North 72° 21' East 193.00 feet along the said right of way line of said highway to the point of beginning.

Tax Account No: 3908-032A0-02900-000

Key No: 501781