

04 NOV 22 AM 11:08



MTZ-66717KR

Vol M04 Page 80189

State of Oregon, County of Klamath
Recorded 11/22/04 11.08a m
Vol M04 Pg 80189
Linda Smith, County Clerk
Fee \$ 27.00 # of Pgs 1

THIS SPACE RESERV

After recording return to:
W.C. Ranch, Inc.

17356 Hill Rd.
Klamath Falls, OR 97603

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

W.C. Ranch, Inc.
17356 Hill Rd.
Klamath Falls, OR 97603

Escrow No. MT66717-KR

SPECIAL WARRANTY DEED

John Dey, Grantor(s) hereby grant, bargain, sell, warrant and convey to **W.C. Ranch, Inc., an Oregon corporation**, 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:

LEGAL DESCRIPTION

That portion of Government Lot 8 in 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 and Southwesterly of Hill Road.

ALSO that portion of the NE1/4 NW1/4 of Section 21, Township 40 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

The South 89.00 feet of said NE1/4 NW1/4 of said Section 21, lying East of the Easterly line of the Burlington Northern Railroad right of way and West of the Westerly line of Hill Road.

Tax Account No: 4010-02100-00500-000
Tax Account No: 4010-02100-00200-000
Tax Account No: 4010-02100-00200-000

Key No: 66717
Key No: 878430
Key No: 98977

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 **\$10.00**.

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 18th day of November, 2004.

John Dey
State of Oregon
County of **KLAMATH**



This instrument was acknowledged before me on November 18, 2004 by John Dey.

My commission expires

11/16/2007

2/10 am