

04 DEC 21 PM 3:14



MTT-67565 SM

Vol M04 Page 87311

State of Oregon, County of Klamath
Recorded 12/21/04 3:14 P m

Vol M04 Pg 87311-12

Linda Smith, County Clerk

Fee \$ 26.00 # of Pgs 2

THIS SP

After recording return to:

TERESA YORK, ALSO KNOWN AS TERI Y.
YORK

5682 WOCUS ROAD

KLAMATH FALLS, OR 97601

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

TERESA YORK, ALSO KNOWN AS TERI Y.
YORK

5682 WOCUS ROAD

KLAMATH FALLS, OR 97601

Escrow No. MT67565-SM

SPECIAL WARRANTY DEED

TERESA Y. YORK who acquired title as **TERESA YORK, ALSO KNOWN AS TERI Y. YORK** Grantor(s) hereby grant, bargain, sell, warrant and convey to **TERESA Y. YORK**, 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**.

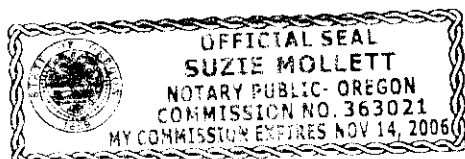
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Dated this 16th day of December, 2004

Teresa Y. York
TERESA Y. YORK

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on Dec. 16th, 2004 by TERESA Y. YORK.



Suzie Mollett
(Notary Public for Oregon)

My commission expires 11/14/2006

2600 am

EXHIBIT "A"
LEGAL DESCRIPTION

87312

PARCEL 1

Beginning at a point on the Westerly right of way line of the Old Dalles-California Highway which bears North 89 degrees 49' West along the East West quarter line a distance of 489.5 feet and South 6 degrees 02' West along the Westerly right of way line of the Old Dalles-California Highway a distance of 60.3 feet from the center of Section 7, Township 38 South, Range 9 East of the Willamette Meridian, and running thence North 89 degrees 49' West parallel to said quarter line a distance of 486.54 feet to a point; thence South 6 degrees 02' West a distance of 180 feet to a point; thence South 89 degrees 49' East parallel to the above mentioned quarter line a distance of 486.54 feet to a point which is on the Westerly right of way line of the Old Dalles-California Highway; thence North 6 degrees 02' East along said Westerly right of way line a distance of 180 feet to the point of beginning, said tract being in the Northeast quarter of Southwest quarter of Section 7, Township 38 South, Range 9 East of the Willamette Meridian.

PARCEL 2

Beginning at an iron pin on the Westerly right of way line of the Dalles-California Highway 30 feet at right angles from the center which lies North 89 degrees 49' West a distance of 489.54 feet along the quarter line from the iron pin which marks the center of Section 7, Township 38 South, Range 9 East of the Willamette Meridian, and running; thence continuing North 89 degrees 49' West along the quarter line a distance of 486.54 feet to a point; thence South 6 degrees 02' West a distance of 60.3 feet to a point; thence South 89 degrees 49' East a distance of 486.54 feet to a point which lies on the Westerly right of way line of the Dalles-California Highway; thence North 6 degrees 02' East along the Westerly right of way line of the Dalles-California Highway, a distance of 60.3 feet more or less to the point of beginning. Said tract in the Northeast quarter of the Southwest quarter of Section 7, Township 38 South, Range 9 East of the Willamette Meridian.

Tax Account No: 3809-007C0-04600-000

Key No: 429851