

04 DEC 29 PM 3:20

MT67055 TM



THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:
JAMES S. WOLF
P.O. BOX 1117
COLUMBIA, CA 95310

State of Oregon, County of Klamath
Recorded 12/29/04 3:20 P m
Vol M04 Pg 89294
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

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

JAMES S. WOLF
P.O. BOX 1117
COLUMBIA, CA 95310

Escrow No. MT67055-TM

SPECIAL WARRANTY DEED

MORTGAGE GUARANTY INSURANCE CORPORATION, A WISCONSIN CORPORATION,
Grantor(s) hereby grant, bargain, sell, warrant and convey to **JAMES R-WOLF**, 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:

The West 73.8 feet of Lot 1 in Block 31 of HILLSIDE ADDITION, according
to the official plat thereof on file in the office of the County Clerk
of Klamath County, Oregon.

Tax Account No: 3809-029DA-07300-000 Key No: 303969

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 **\$68,500.00**.

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.

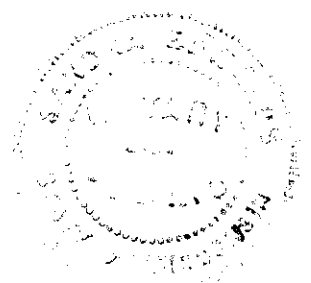
Dated this 23rd day of December, 2004.

MORTGAGE GUARANTY INSURANCE CORPORATION

BY:
Thomas A. Drew
Vice President

State of Wisconsin
County of milwaukee

This instrument was acknowledged before me on December 23, 2004 by THOMAS A. DREW as
VICE PRESIDENT of MORTGAGE GUARANTY INSURANCE CORPORATION.



(Notary Public)

My commission expires Sandra Edwards
Notary Milwaukee County, Wisconsin
commissions expires on 10/26/08

Handwritten initials