

Vol M05 Page 07360

State of Oregon, County of Klamath
 Recorded 02/01/05 3:01 P m
 Vol M05 Pg 07360-61
 Linda Smith, County Clerk
 Fee \$ 26.00 # of Pgs 2

After recording return to:

RICHARD N. DABNEY AND MARY ALICE
 DABNEY, TRUSTEES OF THE DABNEY
 REVOCABLE TRUST, DATED APRIL 6, 1994
 2119 S SCHMIDT ROAD
 GUSTINE, CA 95322

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

RICHARD N. DABNEY AND MARY ALICE
 DABNEY, TRUSTEES OF THE DABNEY
 REVOCABLE TRUST, DATED APRIL 6, 1994
 2119 S SCHMIDT ROAD
 GUSTINE, CA 95322

Escrow No. MT68055-LW

SPECIAL WARRANTY DEED

**RICHARD N. DABNEY AND MARY ALICE DABNEY, TRUSTEES OF THE DABNEY
 REVOCABLE TRUST DATED APRIL 6, 1994**

, Grantor(s) hereby grant, bargain, sell, warrant and convey to **RICHARD N. DABNEY AND MARY ALICE DABNEY, AS TENANTS BY THE ENTIRETY**, 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 90 feet (as measured along and at right angles to the South line) of the following parcel;

That portion of the NE1/4 NE1/4 of Section 15, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at an iron pin on the Northerly right of way line of Anderson Avenue which lies South 0 degrees 10' East along the section line a distance of 1290.7 feet and North 88° 39' West along the Northerly right of way line of Anderson Avenue a distance of 680.4 feet from the iron axle which marks the Northeast corner of Section 15, Township 39 South, Range 9 East of the Willamette Meridian, and running thence North 0 degrees 10' West parallel to the section line a distance of 306.8 feet to an iron pin; thence North 88 degrees 39' West a distance of 647.2 feet, more or less, to the West line of the NE1/4 NE1/4 of said Section 15; thence South 0 degrees 10' East a distance of 306.8 feet to an iron pin on the Northerly right of way line of Anderson Avenue; thence South 88 degrees 39' East along the Northerly right of way line of Anderson Avenue a distance of 647.2 feet, more or less, to point of beginning.

EXCEPTING THEREFROM any portion lying Northeasterly of Southwesterly line of Klamath Irrigation District Lateral A-3-F, together with a perpetual non-exclusive easement for access purposes, said easement being in the NE1/4 NE1/4 of Section 15, Township 39 South, Range 9 East of the Willamette Meridian, being more particularly described as follows:

Beginning at a point on the North line of Anderson Avenue, said point being 180 feet East of the intersection of the West line of the NE1/4 NE1/4 of said Section 15 and the North line of Anderson Avenue; thence continuing East along the North line of Anderson avenue a distance of 20 feet; thence North parallel to the West line of said NE1/4 NE1/4 a distance of 100 feet; thence West parallel to the North line of Anderson Avenue a distance of 110 feet; thence South parallel to the West line of said NE1/4 NE1/4 a distance of 20 feet; thence East parallel to the North line of Anderson Avenue a distance of 90 feet; thence South parallel to the West line of said NE1/4 NE1/4 a distance of 80 feet to the point of beginning.

TOGETHER WITH a perpetual non-exclusive easement for access purposes, said easement being in the NE1/4 NE1/4 of Section 15, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

26.00
Am

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(Legal description continued)

Beginning at a point on the North line of Anderson Avenue, said point being 180 feet East of the intersection of the West line of the NE1/4 NE1/4 of said Section 15 and the North line of Anderson Avenue; thence continuing East along the North line of Anderson Avenue a distance of 20 feet; thence North parallel to the West line of said NE1/4 NE1/4 a distance of 100 feet; thence West parallel to the North line of Anderson Avenue a distance of 110 feet; thence South parallel to the West line of said NE1/4 NE1/4 a distance of 20 feet; thence East parallel to the North line of Anderson Avenue a distance of 90 feet; thence South parallel to the West line of said NE1/4 NE1/4 a distance of 80 feet to the point of beginning.

Tax Account No: 3909-015AA-13200-000

Key No: 577218

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 \$0.00.

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 27th day of January, 2005.

Richard N. Dabney
RICHARD N. DABNEY, TRUSTEE

Mary Alice Dabney
MARY ALICE DABNEY, TRUSTEE

State of ~~Oregon~~ California
County of ~~KLAMATH~~ Merced

On this 27 day of JANUARY, 2005, personally appeared before me the above named RICHARD N. DABNEY AND MARY ALICE DABNEY, AS TRUSTEES OF THE DABNEY REVOCABLE TRUST, and acknowledged the foregoing instrument to be his/her/their voluntary act and deed.

WITNESS My hand and official seal.

[Signature]
Notary Public for ~~Oregon~~ California
My Commission expires: 11-2-05

