



THIS SP/

State of Oregon, County of Klamath
 Recorded 03/28/2005 3:42 pm
 Vol M05 Pg 20556-58
 Linda Smith, County Clerk
 Fee \$ 31.00 # of Pgs 3

After recording return to:

Barbara S. Martin

~~5327 Walton Drive~~ 544 Summers Lane
 Klamath Falls, OR 97603

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

Barbara S. Martin

~~5327 Walton Drive~~ SAME
 Klamath Falls, OR 97603

File No.: 7021-538537 (SAC)

Date: March 24, 2005

STATUTORY SPECIAL WARRANTY DEED

Beneficial Oregon, Inc., a corporation, Grantor, conveys and specially warrants to **Barbara S. Martin**, Grantee, the following described real property free of liens and encumbrances created or suffered by the Grantor, except as specifically set forth herein:

This property is free from liens and encumbrances, EXCEPT:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

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.

The true consideration for this conveyance is **\$102,900.00**.

Dated this 24 day of March, 2005

31FJ

20557

APN: 548722

Statutory Special Warranty Deed
- continued

File No.: 7021-538537 (SAC)
Date: 03/24/2005



Ashley M. Deen
Asst. Vice President

Beneficial Oregon,
Inc., a corporation

STATE OF

California
~~Oregon~~

County of

Los Angeles

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)ss.
)

This instrument was acknowledged before me on this 24 day of March, 2005
by as of Beneficial Oregon, Inc., a corporation, on behalf of the .



Monica S. Ramirez
Notary Public for ~~Oregon~~ *California*
My commission expires: *1-5-2006*

APN: 548722

Statutory Special Warranty Deed
- continuedFile No.: 7021-538537 (SAC)
Date: 03/24/2005**EXHIBIT A****LEGAL DESCRIPTION:**

A parcel of land lying in Lot 2A of Homedale, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at a point which lies North 43° 30' West along the Northeasterly line of Walton Drive, a distance of 207.0 feet from the most Southerly corner of Lot 2A, Homedale; thence North 24°41'30" East 67.93 feet; thence North 09°58'50" East 83.30 feet; thence North 43°30' West 50.1 feet; thence South 26°42' West 138.18 feet to the Northeasterly line of Walton Drive; thence South 43° 30' East along the Northeasterly line of Walton Drive 78.0 feet to the point of beginning.