

05 APR 6 PM 3:00

MTK-68465

Vol M05 Page 23725

After recording, return to:

Cascade Escrow
811 Willamette
Eugene, OR 97401

State of Oregon, County of Klamath
Recorded 04/06/2005 3:00 P m
Vol M05 Pg 23725-27
Linda Smith, County Clerk
Fee \$ 3.00 # of Pgs 3

Until a change is requested,
mail all tax statements to:

J R Zukin Corp
PO Box 331
The Dalles, OR 97058

Tax Account Number: 3809-007C0-06600-000 Key No.: 430199

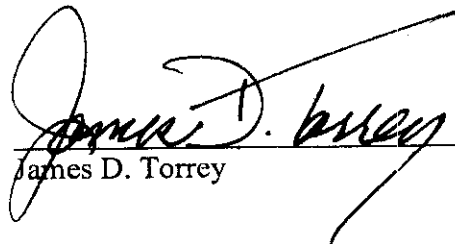
STATUTORY SPECIAL WARRANTY DEED

James D. Torrey, Grantor, conveys and specially warrants to J.R. Zukin Corp., a California corporation, Grantee, the real property described on the attached Exhibit A free of encumbrances created or suffered by the Grantor except as specifically set forth on Exhibit A.

The true consideration for this conveyance includes other value given or promised.

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: February 28, 2005.


James D. Torrey

3/10
AW

STATE OF OREGON)
) ss.
COUNTY OF LANE)

23726

This instrument was acknowledged before me on February 28, 2005, by James D. Torrey.



Lynn Terrien-Baldwin
Notary Public for Oregon
My commission expires: 8/31/2005

EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land situated in the SW1/4 NW1/4 and the NW1/4 SW1/4 of Section 7, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the Westerly right of way line of the New Dalles-California Highway which bears South 89° 49' East a distance of 799.0 feet and North 11° 36' West a distance of 93.71 feet from the West quarter corner of said Section 7; thence South 78° 24' West at right angles to said Highway a distance of 200.0 feet; thence South 11° 36' East parallel with said Highway a distance of 400.0 feet; thence North 78° 24' East a distance of 200.0 feet to a point on the Westerly line of said Highway; thence North 11° 36' West, along said Highway a distance of 400.0 feet to the point of beginning.

EXCEPTING THEREFROM that portion lying within the Dalles-California Highway.

Tax Account No: 3809-007C0-06600-000

Key No: 430199

Subject to:

1. The premises herein described are within and subject to the statutory powers, including the power of assessment, of North Shasta Lighting District.
2. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.
3. An easement created by instrument, subject to the terms and provisions thereof,
Dated: May, 1953
Recorded: June 3, 1953
Volume: 261, page 211, Deed Records of Klamath County, Oregon
In favor of: The California Oregon Power Company
For: Transmission and distribution of electricity