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NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.



05 APR 13 AM 8:17

RONALD & LYNN FREEMAN

P.O. BOX 4342

WEST HILLS, CA 91308

Grantor's Name and Address

FRANK SIEGLITZ

400 CAPITAL MALL

SACRAMENTO, CA 95814-4419

Grantee's Name and Address

After recording, return to (Name, Address, Zip):

FRANK SIEGLITZ

400 CAPITAL MALL

SACRAMENTO, CA 95814-4419

Until requested otherwise, send all tax statements to (Name, Address, Zip):

FRANK SIEGLITZ

400 CAPITAL MALL

SACRAMENTO, CA 95814-4419

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State of Oregon, County of Klamath

Recorded 04/13/2005 8.17a mVol M05 Pg 25391

Linda Smith, County Clerk

Fee \$ 21.00 # of Pgs 1

SPECIAL WARRANTY DEED

KNOW ALL BY THESE PRESENTS that RONALD S. FREEMAN AND LYNN M. FREEMANhereinafter called grantor, for the consideration hereinafter stated, to grantor paid by FRANK SIEGLITZ

hereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in KLAMATH County, State of Oregon, described as follows, to-wit:

LOT 26 OF BLOCK 46 IN TRACT 1184, OREGON SHORES UNIT 2 FIRST ADDITION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

APN# R-3507-018AB-03000-000

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that the real property is free from encumbrances created or suffered thereon by grantor and that grantor will warrant and defend the same and every part and parcel thereof against the lawful claims and demands of all persons claiming by, through, or under the grantor.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 8,000.00

~~which consideration consists of the purchase price of the property or value given or promised by the grantor to the grantee in exchange for the property~~ (The sentence between the symbols ®, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In witness whereof, the grantor has executed this instrument on MARCH 29, 2005; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.

RONALD S. FREEMAN

LYNN M. FREEMAN

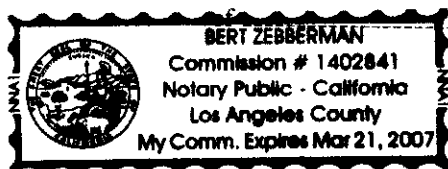
CALIFORNIA

STATE OF ~~OREGON~~ County of LOS ANGELES ss.This instrument was acknowledged before me on MARCH 29, 2005by RONALD S. FREEMAN AND LYNN M. FREEMAN--

This instrument was acknowledged before me on _____

by _____

as _____



Bert Zebberman
Notary Public for ~~OREGON~~ CALIFORNIA
My commission expires _____