

05 JUN 06 PM 01:17

After Recording Return to:

Janet L. O'Grady

Don L. Temple

40 P.O. Box 753
Merrill, Or. 97633

Until a change is requested all tax statements

Shall be sent to the following address:

Same as above

State of Oregon, County of Klamath
Recorded 06/06/05 3:17 Pm
Vol M05 Pg 41944-45
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

Cispen 6/15/05 ms
SPECIAL
WARRANTY DEED
(INDIVIDUAL)

RUSSELL PETERSON and THERESA PETERSON, herein called grantor, convey(s) and specially warrants to **JANET L. O'GRADY AND DON L. TEMPLE AS TRUSTEES OF THE TEMPLE AND O'GRADY 1995 TRUST, DATED 11/30/95** herein called Grantee, all that real property free of encumbrances created or suffered by the Grantor as specifically set forth herein situated in the County of **KLAMATH**, State of Oregon, described as:

See Exhibit A attached hereto and made a part hereof.

The property is free and clear of all encumbrances created or suffered by the Grantor except (NONE)

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is **\$120,000.00**. Execution of this Deed directly to the Grantee named is at the direction of Starker services, Inc. as part of a tax deferred exchange for the benefit of said Grantee

(Here comply with the requirements of ORS 93.030)

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 June 2, 2005.

Russell Peterson

RUSSELL PETERSON

Theresa Peterson

THERESA PETERSON

STATE OF OREGON, County of KLAMATH) ss.

On June 3, 2005 personally appeared the above named Russell Peterson and Theresa Peterson and acknowledged the foregoing instrument to be their voluntary act and deed.

This document is filed at the request of:



525 Main Street
Klamath Falls, OR 97601
Order No.: 00061546

Before me: *MA Silveria*

Notary Public for Oregon
My commission expires: 3/10/09

Official Seal

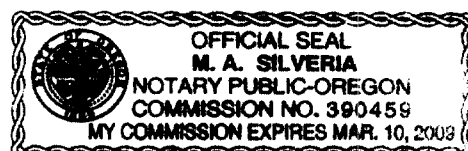


Exhibit A

A portion of Lot 2, Section 2, Township 41 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point 40 feet South and 50 feet East of the corner common to Sections 1, 2, 11 and 12 of Township 41 South, Range 10 East of the Willamette Meridian; thence East 30 feet; thence South 51.25 feet; thence West 30 feet; thence North 51.25 feet to the place of beginning.

CODE 228 MAP 4110-012BB TL 01900 KEY #123137