

MTL- 70249TM

State Of Oregon, County Of Klamath

M05-61741

08/11/2005 02:32:58 PM

Of Pages 1 Fee: \$21.00

SEND TAX STATEMENTS TO:
FERGUSON INVESTMENTS, LLC
5245 WOODS ROAD, NE
ALBANY, OR 97321

AFTER RECORDING RETURN TO:
FERGUSON INVESTMENTS, LLC
5245 WOODS ROAD, NE
ALBANY, OR 97321

SPECIAL WARRANTY DEED

Grayback Forestry Inc., an Oregon corporation, Grantor, conveys and specially warrants to Ferguson Investments, LLC, an Oregon limited liability company, Grantee, the following described real property situated in Klamath County, Oregon free of encumbrances created or suffered by the grantor except as specifically set forth herein:

A parcel of land lying in the Northeast Quarter of the Northeast Quarter of Section 12, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, and being more particularly described as follows:

Beginning at a point at the Southwest corner of said Northeast Quarter of the Northeast Quarter; thence East a distance of 30 feet; thence North along the Easterly right of way of a 60 foot road a distance of 660 feet to the true point of beginning; thence continuing North along said Easterly right of way a distance of 490 feet; thence East 234 feet; thence South 490 feet; thence West 234 feet to the true point of beginning.

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 \$250,000.00.

DATED this 13 day of July, 2005.

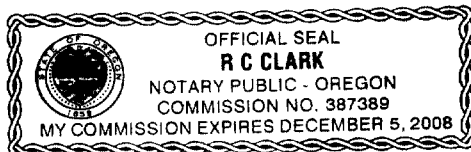
GRAYBACK FORESTRY INC.

by: [Signature]
Michael D. Wheelock, President

STATE OF OREGON, County of Josephine) ss.

This instrument was acknowledged before me on ^{Aug} ~~July~~ 4, 2005, by Michael D. Wheelock, as President of Grayback Forestry Inc.

[Signature]
Notary Public for Oregon
My Commission Expires: 12-5-08



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