

Returned @ Counter

After Recording Return to:  
JANET L. MOYETTE  
P.O. Box 5015  
Klamath Falls, OR 97601

**M05-69814**

Klamath County, Oregon

11/25/2005 11:45:54 AM

Pages 2 Fee: \$26.00

STATUTORY SPECIAL WARRANTY DEED

JANET L. MOYETTE, Grantor, conveys and specially warrants to 836 N. 2<sup>nd</sup> STREET, LLC, Grantee, the following described real property, free of encumbrances created or suffered by the grantor except as specifically set forth herein:

See Exhibit "A"

SUBJECT TO AND EXCEPTING covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts, and/or liens for irrigation and/or drainage.

The true and actual consideration for this conveyance is \$1.00 and other valuable consideration.

Until a change is requested, all tax statements are to be sent to the following address: 836 N. 2<sup>nd</sup> Street, LLC, P.O. Box 5015, Klamath Falls, Oregon 97601

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.

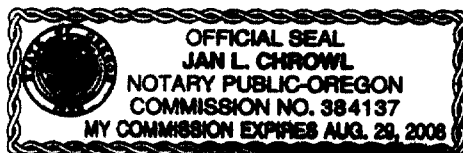
Dated this 14<sup>th</sup> day of October, 2005.

Janet L. Moyette

STATE OF OREGON                    }  
  } ss.  
County of Klamath                 }

The foregoing instrument was acknowledged before me this 14<sup>th</sup> day of October, 2005, by JANET L. MOYETTE.

Jan L. Chrowl  
Notary Public for Oregon  
My Commission expires: 8-29-08



**Exhibit A**

**A portion of Lot 2, Block 102, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon, more particularly described as follows:**

**Beginning at the iron pin marking the Northeasterly corner of Lot 2, Block 102, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, OREGON; thence South  $63^{\circ} 22 \frac{1}{2}'$  West along the Northerly line of said Lot 2, 44.75 feet to the Northwesterly corner of said Lot 2; thence South  $26^{\circ} 37 \frac{1}{2}'$  East along the Westerly line of said Lot 2, 70.55 feet to an iron pin; thence North  $44^{\circ} 11 \frac{1}{2}'$  East 69.50 feet to an iron pipe on the Northeasterly line of said Lot 2; thence North  $50^{\circ} 22 \frac{1}{2}'$  West along the Northeasterly line of said Lot 2, 52.05 feet to the point of beginning.**

**ALSO the Easterly 40 feet of Lot 3 and the Easterly 40 feet of the Northerly 12.3 feet of Lot 4, Block 102, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon.**