Klamath County, Oregon 11/25/2005 11:49:06 AM Pages 1 Fee: \$21.00



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

STATUTORY SPECIAL WARRANTY DEED

JANET L. MOYETTE, Grantor, conveys and specially warrants to 2621 FRONT STREET, LLC, Grantee, the following described real property, free of encumbrances created or suffered by the grantor except as specifically set forth herein:

Lot 10, Block 2, FIRST ADDITION TO BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

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: 2621 Front 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 14th day of October, 2005.

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STATE OF OREGON

] ss.

County of Klamath

The foregoing instrument was acknowledged before me this 11 day of October, 2005, by JANET L. MOYETTE.

OFFICIAL SEAL

JAN L. CHROWL

NOTARY PUBLIC-OREGON

COMMISSION NO. 384137

MY COMMISSION EXPIRES AUG. 29, 2008 (6)

Notary Public for Oregon

My Commission expires: 8-29-08

J1.