



M06-12302

Klamath County, Oregon

06/15/2006 03:03:13 PM

Pages 3 Fee: \$31.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

DENNIS VADER

34210 GLEN DRIVE

CHILOQUIN, OR 97624

Until a change is requested all
tax statements shall be sent to
The following address:

DENNIS VADER

34210 GLEN DRIVE

CHILOQUIN, OR 97624

Escrow No. MT75004-TM

Title No. 0075004

SPECIAL

SPECIAL WARRANTY DEED

DENNIS R. VADER, Grantor(s) hereby grant, bargain, sell, warrant and convey to **DENNIS VADER**, Grantee(s) and grantee's heirs, successors and assigns the following described real property, free of encumbrances except as specifically set forth herein in the County of **KLAMATH** and State of Oregon, to wit:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

Grantor is lawfully seized in fee simple on the above granted premises and SUBJECT TO: all those items of record, if any, as of the date of this deed and those shown below, if any:

and the grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons claiming by, through, or under the grantor except those claiming under the above described encumbrances.

The true and actual consideration for this conveyance is **\$0.00**.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)). THIS INSTRUMENT DOES 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 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)).

Dated this 14 day of June, 2006

Dennis R. Vader
DENNIS R. VADER

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on June 14, 2006 by DENNIS R. VADER.



Michael D. [Signature]
(Notary Public for Oregon)

My commission expires 12/17/09

31.00

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1

A parcel of land situated in the NW1/4 of Section 10, Township 39 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, in the Grandview Addition to the Town of Bonanza in Klamath County, Oregon, described as Lot 5, Block 31, and the West 12.50 feet of Lot 4, Block 31 of the said Grandview Addition, more particularly described as follows:

Beginning at a 5/8" iron rod marking the Northwest corner of Block 31, of the Grandview Addition; thence Easterly along the Southerly right of way of High Street a distance of 62.50 feet to a 5/8" iron rod; thence Southerly and perpendicular to the Southerly right of way of High Street a distance of 127.00 feet to a 5/8" iron rod on the Northerly right of way of the alley dividing said Block 31; thence Westerly along the said Northerly right of way of the alley a distance of 62.50 feet to a 5/8" iron rod marking the intersection of the said Northerly right of way of the alley and the Easterly right of way of North 6th Avenue; thence Northerly along the said Easterly right of way of North 6th Avenue a distance of 127.00 feet to the point of beginning.

PARCEL 2

A parcel of land situated in the NW1/4 of Section 10, Township 39 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, in the Grandview Addition to the Town of Bonanza in Klamath County, Oregon, described as the East 37.50 feet of Lot 4, Block 31 and the West 25.00 feet of Lot 3, Block 31 of the said Grandview Addition, more particularly described as follows:

Beginning at a 5/8" iron rod on the Southerly right of way of High Street from which the Northwest corner of Block 31, of the Grandview Addition, lies Westerly along the Southerly right of way of High Street a distance of 62.50 feet; thence Easterly along the Southerly right of way of High Street a distance of 62.50 feet to a 5/8" iron rod; thence Southerly and perpendicular to the Southerly right of way of High Street a distance of 127.00 feet to a 5/8" iron rod on the Northerly right of way of the alley dividing said Block 31; thence Westerly along the said Northerly right of way of the alley a distance of 62.50 feet to a 5/8" iron rod; thence Northerly and perpendicular to the Southerly right of way of High Street a distance of 127.00 feet to the point of beginning.

PARCEL 3

A parcel of land situated in the NW1/4 of Section 10, Township 39 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, in the Grandview Addition to the Town of Bonanza in Klamath County, Oregon, described as the East 25.00 feet of Lot 3, Block 31 and the West 37.5 feet of Lot 2, Block 31 of the said Grandview Addition, more particularly described as follows:

(continued)

Beginning at a 5/8" iron rod on the Southerly right of way of High Street from which the Northwest corner of Block 31, of the Grandview Addition; lies Westerly along the Southerly right of way of High Street a distance of 125.00 feet; thence Easterly along the Southerly right of way of High Street a distance of 62.50 feet to a 5/8" iron rod; thence Southerly and perpendicular to the Southerly right of way of High Street a distance of 127.00 feet to a 5/8" iron rod on the Northerly right of way of the alley dividing said Block 31; thence Westerly along the said Northerly right of way of the alley a distance of 62.50 feet to a 5/8" iron rod; thence Northerly and perpendicular to the Southerly right of way of High Street a distance of 127.00 feet to the point of beginning.

PARCEL 4

A parcel of land situated in the NW1/4 of Section 10, Township 39 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, in the Grandview Addition to the Town of Bonanza in Klamath County, Oregon, described as the West 12.50 feet of Lot 2, Block 31 and Lot 1, Block 31 of the said Grandview Addition, more particularly described as follows:

Beginning at a 5/8" iron rod on the Southerly right of way of High Street from which the Northwest corner of Block 31, of the Grandview Addition lies Westerly along the Southerly right of way of High Street a distance of 187.50 feet; thence Easterly along the Southerly right of way of High Street a distance of 62.50 feet to a 5/8" iron rod marking the intersection of the said Southerly right of way of High Street and the Westerly right of way of North 5th Avenue; thence Southerly along the Westerly right of way of North 5th Avenue a distance of 127.00 feet to a 5/8" iron rod on the Northerly right of way of the alley dividing said Block 31; thence Westerly along the said Northerly right of way of the alley a distance of 62.50 feet to a 5/8" iron rod; thence Northerly and perpendicular to the Southerly right of way of High Street a distance of 127.00 feet to the point of beginning.

Tax Account No:	3911-010BC-01001-000	Key No:	886221
Tax Account No:	3911-010BC-01000-000	Key No:	605759
Tax Account No:	3911-010BC-01002-000	Key No:	886222
Tax Account No:	3911-010BC-01003-000	Key No:	886224