

MTC 1396-7765
RECORD AND RETURN TO:
The Land Company, LLC
P.O. Box 176
Naselle, Washington 98638

M06-12510

Klamath County, Oregon

06/19/2006 02:35:11 PM

Pages 2 Fee: \$26.00

Send Tax Statements to:
Same as above

Klamath County
Tax No(s) _____

SPECIAL WARRANTY DEED

FRED C. RATHBONE, Grantor conveys and specially warrants to THE LAND COMPANY, LLC, Grantee, the real property described as:

Lot(s) 3 in Block 5, Lot(s) 10 in Block 6 and Lot(s) 7, 8 and 12 in Block 1 of BLEY-WAS HEIGHTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

free of encumbrances created or suffered by Grantor, except those liens and encumbrances of record on the date this deed is recorded.

The true and actual consideration for this conveyance is \$37,500.00

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 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.

FRED C. RATHBONE

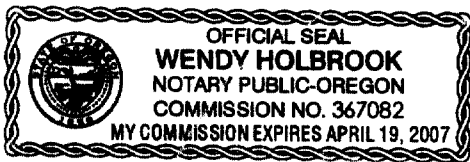
AMERITITLE, has recorded this instrument by request as an accommodation only, and has not examined it for regularity and sufficiency or as to its effect upon the title to any real property that may be described therein.

By: 
Name Title

STATE OF OREGON)

County of Linn) ss.

This instrument was acknowledged before me on this 14th day of June 2006, by Fred C. Rathbone.



Wendy Holbrook
NOTARY PUBLIC FOR OREGON
My Commission Expires: 4/19/07