

WARRANTY DEED

ASPEN TITLE ESCROW NO.: 01050604

AFTER RECORDING RETURN TO:

Mr. & Mrs. Vandewark

11 Garden Estates Ct.
Alamo CA 94507

UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVE

Raymond W. Bernhardt and Erna Bernhardt, hereinafter called
GRANTOR(S), convey(s) and warrants to Gregory Vandewark and
Julie A. Vandewark, Husband and Wife, hereinafter called
GRANTEE(S), all that real property situated in the County of
Klamath, State of Oregon, described as:

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY
THIS REFERENCE MADE A PART HEREOF AS THOUGH FULLY SET FORTH
HEREIN

"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 30.390."

and covenant(s) that grantor is the owner of the above described
property free of all encumbrances except 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,

and will warrant and defend the same against all persons who may
lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is
\$210,000.00.

In construing this deed and where the context so requires, the
singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument
this 7th day of January 1999.

Raymond W. Bernhardt
RAYMOND W. BERNHARDT

Erna Bernhardt
ERNA BERNHARDT

STATE OF Oregon)
~~CALIFORNIA~~) ss.
COUNTY OF Klamath



On January 14, 2000 before me,
notary public, personally appeared

Raymond W. Bernhardt and Erna Bernhardt

personally known to me (or proved to me on the basis of
satisfactory evidence) to be the person(s) whose name(s) is are
subscribed to the within instrument and acknowledged to me that
he/she/they executed the same in his/her/their authorized
capacity(ies), and that by his/her/their signature(s) on the
instrument the person(s) or the entity upon behalf of which the
person(s) acted, executed the instrument.

WITNESS my hand and official seal.

A/261

Trisha L. Powell

EXHIBIT "A"

The Northerly 130 feet of the Southerly 212.5 feet of that portion of Government Lot 21 lying Westerly of the Westerly right of way line of State Highway #427, being a portion of Section 6, Township 35 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon,

AND

The Southerly 100 feet of the Northerly 447.6 feet of that portion of Government Lot 21 lying Westerly of the Westerly right of way line of State Highway #427, being in Section 6, Township 35 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

CODE 118 MAP 3507-6CD TL 600

State of Oregon, County of Klamath
Recorded 1/18/00, at 3:48 p. m.
In Vol. M00 Page 1714
Linda Smith,
County Clerk Fee \$ 26⁰⁰