



Aspen

TITLE & ESCROW, INC. WARRANTY DEED

Vol M01 Page 12353

ASPEN TITLE ESCROW 01052484

AFTER RECORDING RETURN TO:
CYNTHIA M. ANDREWS
2168 MADISON STREET
KLAMATH FALLS, OR 97603

State of Oregon, County of Klamath
Recorded 03/28/01, at 10:56 a.m.
In Vol. M01 Page 12353
Linda Smith,
County Clerk Fee \$ 21.00

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

STEVEN E. BERGER AND SANDRA M. BERGER hereinafter called
GRANTOR(S), convey(s) and warrants to CYNTHIA M. ANDREWS, AN
ESTATE IN FEE SIMPLE, hereinafter called GRANTEE(S), all that
real property situated in the County of Klamath, State of
Oregon, described as:

LOT 5, BLOCK 15, TRACT NO. 1112, EIGHTH ADDITION TO SUNSET
VILLAGE, IN THE COUNTY OF KLAMATH, STATE OF OREGON.

CODE 41, MAP 3909-12B0, TAXLOT 5200

"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
\$114,500.00

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 28th day of March, 2001. @

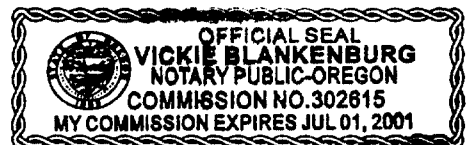
Steven E. Berger
STEVEN E. BERGER

Sandra M. Berger
SANDRA M. BERGER

STATE OF Oregon, County of Klamath) ss.

On March 28, 2001, Steven E. Berger & Sandra M. Berger personally appeared
acknowledged the foregoing instrument to be their voluntary act
and deed.

Vickie Blankenburg
Notary Public for Klamath Falls, OR
My Commission Expires: 7/01/01



21A