

After Recording Return to:

CLIFFORD W. KERO

BERNADETTE M. KERO

2126 Casa Grande St.

Benicia, Ca 94510

Until a change is requested all tax statements

Shall be sent to the following address:

CLIFFORD W. KERO

BERNADETTE M. KERO

Same as above

Aspen 55310

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State of Oregon, County of Klamath  
Recorded 01/20/2004 2:13 p m  
Vol M04 Pg 3340  
Linda Smith, County Clerk  
Fee \$ 21<sup>00</sup> # of Pgs 1

**WARRANTY DEED**  
(INDIVIDUAL)

DAVID DENIKE, herein called grantor, convey(s) to CLIFFORD W. KERO and BERNADETTE M. KERO, HUSBAND AND WIFE all that real property situated in the County of KLAMATH, State of Oregon, described as:

Lot 10, Block 16, 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.

TOGETHER WITH one-half of the vacated alley adjoining Lot which inurred thereto.

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 \$108,000.00. ✓  
(here comply with the requirements of ORS 93.930)

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 JAN 15, 2004

David Denike  
DAVID DENIKE

STATE OF OREGON, County of Klamath) ss.

On Jan. 15, 04 personally appeared the above named DAVID DENIKE and acknowledged the foregoing instrument to be his voluntary act and deed.

This document is filed at the request of:



525 Main Street  
Klamath Falls, OR 97601  
Order No.: 00058310

Before me: Adrien Fleek  
Notary Public for Oregon  
My commission expires: 12-3-06

Official Seal

