

'04 APR 27 PM2:50

Vol M04 Page 25461

After Recording Return to:

JAMIE T. BERG

LORENA L. BERG

11010 Spring Lake Rd  
Klamath Falls, OR 97603

Until a change is requested all tax statements

Shall be sent to the following address:

JAMIE T. BERG

LORENA L. BERG

Same As Above

State of Oregon, County of Klamath  
Recorded 04/27/2004 2:50 p m  
Vol M04 Pg 25461  
Linda Smith, County Clerk  
Fee \$ 21.00 # of Pgs 1

Aspen 58773 AF  
**WARRANTY DEED**  
(INDIVIDUAL)

**ROBERT PIERCE and FREDERICKA PIERCE**, herein called grantor, convey(s) to **JAMIE T. BERG and LORENA L. BERG, HUSBAND AND WIFE** all that real property situated in the County of **KLAMATH**, State of Oregon, described as:

**A tract of land situated in the N 1/2 NE 1/4 of Section 3, Township 40 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:**

**Beginning at the Northeast corner of said Section 3; thence South 89° 54' 58" West along the North line of said Section 3, 595.97 feet to the Easterly right of way line of the U.S.B.R. No. 3 Drain; thence along said drain right of way South 20° 40' 00" East 526.98 feet, South 41° 57' 00" East 598.16 feet and South 85° 07' 00" East 12.16 feet to the East line of said Section 3; thence North 00° 07' 20" West 939.85 feet to the point of beginning.**

**EXCEPTING THEREFROM any portion lying within the right of way of The Old Midland Road and Spring Lake Road, with bearings based on Survey No. 272, as recorded in the office of the Klamath County Surveyor.**

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 **\$230,000.00**.  
(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 4-26-04

Robert Pierce  
**ROBERT PIERCE**

Fredericka Pierce  
**FREDERICKA PIERCE**

STATE OF OREGON, County of Klamath) ss.

On April 26, 04 personally appeared the above named **ROBERT PIERCE and FREDERICKA PIERCE** and acknowledged the foregoing instrument to be his/her/their voluntary act and deed.

This document is filed at the request of:

 **Aspen**  
TITLE & ESCROW, INC.

525 Main Street  
Klamath Falls, OR 97601  
Order No.: 00058773

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

Official Seal



21.00  
X