

04 JUN 15 PM 10:25

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After Recording Return to:

RONALD TRACY

1138 Augusta Ct
Ashland, OR 97520

Until a change is requested all tax statements
Shall be sent to the address shown above.

State of Oregon, County of Klamath
Recorded 06/15/2004 10:25 A m
Vol M04 Pg. 38211-38212
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

Aspen 59351MS
WARRANTY DEED
(INDIVIDUAL)

ROBERT W. FRIEDBERGER AND MARY JANE FRIEDBERGER, CO-TRUSTEES OF THE ROBERT W. FRIEDBERGER AND MARY JANE FRIEDBERGER REVOCABLE FAMILY TRUST DATED SEPTEMBER 29, 1994, herein called Grantor, convey(s) to RONALD TRACY, herein called Grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

See Exhibit A attached hereto and made a part hereof.

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 \$10,000.00.
(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 June 10, 2004.

ROBERT W. FRIEDBERGER AND MARY JANE FRIEDBERGER FAMILY TRUST DATED SEPTEMBER 29, 1994

BY: Robert W. Friedberger CO-Trustee
ROBERT W. FRIEDBERGER, CO-TRUSTEE

BY: Mary Jane Friedberger Co-Trustee
MARY JANE FRIEDBERGER, CO-TRUSTEE

STATE OF CALIFORNIA, County of Stanislaus ss.

On June 11, 2004 personally appeared the above named ROBERT W. FRIEDBERGER AND MARY JANE FRIEDBERGER as Co-Trustees of The Robert W. Friedberger and Mary Jane Friedberger Revocable Family Trust Date September 29, 1994.

This document is filed at the request of:

 **Aspen**
TITLE & ESCROW, INC.

525 Main Street
Klamath Falls, OR 97601
Order No.: 00059357

Before me: Pamela L. Stephens
Notary Public for California
My commission expires: 1-13-2008

Official Seal

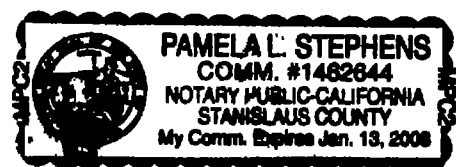


Exhibit A

A parcel of land situated in Section 3, Township 36 South, Range 6 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Northwest corner of the SW 1/4 NE 1/4 of said Section 3, said point being marked by an "X" on a rock; thence South 89° 49' East along the North line of the SW 1/4 NE 1/4 of said Section 3 a distance of 596.42 feet to the Easterly line of the County Road; thence South 42° 29' West along the Easterly line of the County Road a distance of 51.14 feet to an iron pin; thence South 35° 54' West along the Easterly line of the County Road a distance of 186.60 feet to an iron pin marking the true point of beginning of this description; thence South 35° 54' West along the Easterly line of the County Road a distance of 76.00 feet to an iron pin; thence South 54° 06' East a distance of 100.00 feet to an iron pin; thence North 35° 54' East a distance of 76.00 feet to an iron pin; thence North 54° 06' West a distance of 100.00 feet to the true point of beginning of this description.