

04 JUN 25 PM 3:15

Vol M04 Page 41462

After Recording Return to:

**KENNETH J. CHRISTENSEN and TOMI RENE CHRISTENSEN**

5311 Shasta Way  
Klamath Falls, OR 97603

Until a change is requested all tax statements

Shall be sent to the following address:

**KENNETH J. CHRISTENSEN and TOMI RENE CHRISTENSEN**

Same As Above

State of Oregon, County of Klamath

Recorded 06/25/2004 3:15 P m

Vol M04 Pg 41462

Linda Smith, County Clerk

Fee \$ 21.00 # of Pgs 1

Aspen 59001AF  
**WARRANTY DEED**  
(INDIVIDUAL)

✓ **AARON G. RINEHART and TONI L. RINEHART**, herein called grantor, convey(s) to **KENNETH J. CHRISTENSEN and TOMI RENE CHRISTENSEN, HUSBAND AND WIFE** all that real property situated in the County of **KLAMATH**, State of Oregon, described as:

✓ That part of the W 1/2 of Lot 64, **FAIR ACRES SUBDIVISION NO. 1**, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon, described as follows:

Beginning at a point on the South lot line of said Lot 64 **FAIR ACRES SUBDIVISION NO. 1**, that is 20 feet East of the Southwest corner of said lot; thence North and parallel to the West line of said lot, 118 feet to a point; thence East and parallel to the South line of said lot, 65 feet to a point; thence South and parallel to the West line of said lot, 118 feet to a point; thence West along the South line of said lot, 65 feet to the point of beginning.

**TOGETHER WITH** an easement and right of way over and across that part of the W 1/2 of Lot 64, **FAIR ACRES SUBDIVISION NO. 1**, Klamath County, Oregon, described as follows:

Beginning at the Southwest corner of said Lot 64, **FAIR ACRES SUBDIVISION NO. 1**; thence North along the West line of said lot, 118 feet to a point; thence East and parallel with the South line of said lot, 20 feet to a point; thence South and parallel to the West side of said lot, 118 feet to a point; thence West along the South line of said lot, 20 feet to the point of beginning.

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 **\$99,900.00**. ✓  
(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 6-25-04

Aaron G. Rinehart  
**AARON G. RINEHART**

Toni L. Rinehart  
**TONI L. RINEHART**

STATE OF OREGON, County of **Klamath**) ss.

On June 25, 2004 personally appeared the above named **AARON G. RINEHART and TONI L. RINEHART** and acknowledged the foregoing instrument to be their/his/her voluntary act and deed.

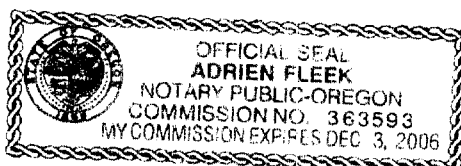
This document is filed at the request of:

 **Aspen**  
TITLE & ESCROW, INC.

525 Main Street  
Klamath Falls, OR 97601  
Order No.: 00059007

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

Official Seal



214