

04 JUL 1 PM 1:55

Vol M04 Page 43230

After Recording Return to:

CHRIS J. STERLING  
24667 Sprague River Rd.  
Sprague River, Or 97639

Until a change is requested all tax statements  
Shall be sent to the following address:

CHRIS J. STERLING  
Same as above

State of Oregon, County of Klamath  
Recorded 07/01/2004 1:55 p m  
Vol M04 Pg 43230  
Linda Smith, County Clerk  
Fee \$ 26.00 # of Pgs 2

ASpen:59220<sup>MS</sup>  
**WARRANTY DEED**  
(INDIVIDUAL)

HERSHEL SMITH and RACHEL BERNICE SMITH, herein called Grantor, convey(s) to CHRIS J. STERLING, ~~husband and wife~~, 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 **\$110,000.00.**  
(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 28, 2004.

\_\_\_\_\_  
\_\_\_\_\_

*Hershel Smith By Rachel B Smith*  
HERSHEL SMITH *His atty in fact*  
*Rachel Bernice Smith*  
RACHEL BERNICE SMITH

STATE OF OREGON, County of Klamath ) ss.

*and June 28 2004* personally appeared the above named **HERSHEL SMITH and RACHEL BERNICE SMITH** and acknowledged the foregoing instrument to be **their** voluntary act and deed.

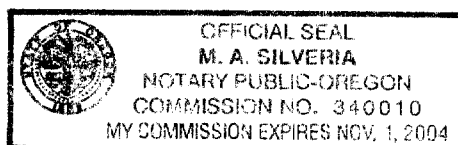
This document is filed at the request of:

 **Aspen**  
TITLE & ESCROW, INC.

525 Main Street  
Klamath Falls, OR 97601  
Order No.: 00059220

Before me: *M A Silveria*  
Notary Public for Oregon  
My commission expires: 11/01/04

Official Seal



**Exhibit A**

**43231**

**The W 1/2 and the W 1/2 W 1/2 E 1/2 of Government Lot 9, Section 14, Township 36 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.**

**LESS AND EXCEPT the Westerly 11.8 feet of the W 1/2 of Government Lot 9, Section 14, Township 36 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, by Deed recorded June 22, 1993 in Book M-93 at Page 14751.**