

04 OCT 7 PM 3:00

Vol M04 Page 68171

State of Oregon, County of Klamath
Recorded 10/07/04 3:00 p m
Vol M04 Pg 68171
Linda Smith, County Clerk
Fee \$ 2100 # of Pgs 1

After Recording Return to:

HORST CHEVALIER and RACHEL A. KROUSE

5473 Wocus Rd
Klamath Falls, OR 97601

Until a change is requested all tax statements

Shall be sent to the following address:

HORST CHEVALIER and RACHEL A. KROUSE

Same as Above

Aspen:600098AF
WARRANTY DEED
(INDIVIDUAL)

RICHARD W. BERG and JOANNE BERG, herein called grantor, convey(s) to HORST CHEVALIER and RACHEL A. KROUSE, NOT AS TENANTS IN COMMON BUT WITH FULL RIGHTS OF SURVIVORSHIP, all that real property situated in the County of KLAMATH, State of Oregon, described as:

A tract of land situated in the NE 1/4 SW 1/4 of Section 7, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the Easterly right of way line of the old Dalles-California Highway, also known as Wocus Road, which point bears North 89° 49' West 429.2 feet; thence South 6° 20' West 752.2 feet from the center of Section 7, which point is the Northwest corner of the tract herein described; thence South 89° 49' East, 486.54 feet to a point; thence South 6° 20' West, 90 feet to a point; thence North 89° 49' West, 486.54 feet to a point; thence North 6° 20' East along said Easterly right of way line of the Dalles-California Highway, 90 feet to the place 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 **\$57,000.00.**
(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 10/6/04

Richard W. Berg
RICHARD W. BERG

Joanne Berg
JOANNE BERG

STATE OF OREGON, County of Klamath) ss.

On Oct 6, 04 personally appeared the above named RICHARD W. BERG and JOANNE BERG and acknowledged the foregoing instrument to be their/his/her voluntary act and deed.

This document is filed at the request of:



525 Main Street
Klamath Falls, OR 97601
Order No.: 00060098

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

Official Seal



21A