

04 DEC 13 PM 3:39



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State of Oregon, County of Klamath  
Recorded 12/13/04 3:39 p m  
Vol M04 Pg 85354  
Linda Smith, County Clerk

THIS SPACE RES Fee \$ 21<sup>00</sup> # of Pgs 1

After recording return to:

Nicholas John Rush Berchem

P.O. Box 607

Chiloquin, OR 97624

Until a change is requested all  
tax statements shall be sent to  
The following address:

Nicholas John Rush Berchem

P.O. Box 607

Chiloquin, OR 97624

Escrow No. MT67239-KR

MTC 67239

### STATUTORY WARRANTY DEED

**Lonnie W. Sanborn and Lynn R. Sanborn, not as tenants by the entirety, but as tenants in common,**  
Grantor(s) hereby convey and warrant to **Nicholas John Rush Berchem**, Grantee(s) the following described real property in  
the County of **Klamath** and State of Oregon, free of encumbrances except as specifically set forth herein:

**Lot 4 of TRACT 1314 - PINE RIDGE RANCHES, according to the official plat  
thereof on file in the office of the County Clerk of Klamath County,  
Oregon.**

**Tax Account No: 3407-027A0-01000-000**

**Key No: 883872**

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those  
shown below, if any:

The true and actual consideration for this conveyance is **\$75,000.00**.

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 this 13<sup>th</sup> day of December, 2004.

Lonnie W. Sanborn

Lynn R. Sanborn

State of Oregon  
County of Klamath

This instrument was acknowledged before me on December 13, 2004 by Lonnie W. Sanborn and Lynn R. Sanborn.

  
(Notary Public for Oregon)

My commission expires 11/16/2007



21.00  
mm