

05 JAN 6 PM 12:45

State of Oregon, County of Klamath  
Recorded 01/06/2005 12:43 p m  
Vol M05 Pg 01276-77  
Linda Smith, County Clerk  
Fee \$ 86.00 # of Pgs 2

After Recording Return to:

**EDWARD CLEVELAND and ROSE CLEVELAND**

469 Main St  
Winters, CA 95694  
Until a change is requested all tax statements

Shall be sent to the following address:

**EDWARD CLEVELAND and ROSE CLEVELAND**

Same as Above

Aspen: 59834AF  
**WARRANTY DEED**  
(INDIVIDUAL)

**RICHARD SILVEUS**, herein called grantor, convey(s) to **EDWARD CLEVELAND and ROSE CLEVELAND, 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 **\$192,500.00**.  
(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 1-5-05

Richard Silveus  
**RICHARD SILVEUS**

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

On Jan 5, 05 personally appeared the above named **RICHARD SILVEUS** and acknowledged the foregoing instrument to be **their/his/her** voluntary act and deed.

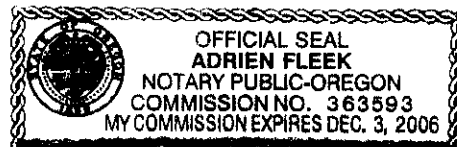
This document is filed at the request of:



525 Main Street  
Klamath Falls, OR 97601  
Order No.: 00059834

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

Official Seal



2005

## Exhibit A

**PARCEL 1:**

The S 1/2 of the NW 1/4 of Section 32, and that portion of the N 1/2 SE 1/4 of Section 32 lying Northwesterly of the center thread of Sprague River, Township 35 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

**TOGETHER WITH** Easements for ingress and egress recorded June 20, 1996 in Volume M-96, Page 18306, described as the Northerly 30 feet and Westerly 30 feet of the N 1/2 N 1/2 Section 32, Township 35 South, Range 10 East of the Willamette Meridian, lying South and West of Sprague River Highway and recorded June 20, 1996 in Volume M-96 at Page 18307, described as the Southerly 30 feet of that portion of the S 1/2 of Section 29, Township 35 South, Range 10 East of the Willamette Meridian, lying West of Sprague River Highway.

**PARCEL 2:**

The N 1/2 SW 1/4 of Section 32, Township 35 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

**TOGETHER WITH** Easements for ingress and egress recorded June 20, 1996 in Volume M-96, Page 18305, described as the Westerly 30 feet of the S 1/2 NW 1/4 Section 32, Township 35 South, Range 10 East of the Willamette Meridian, and recorded June 20, 1996 in Volume M-96, Page 18306, described as the Northerly 30 feet and Westerly 30 feet of the N 1/2 N 1/2 Section 32, Township 35 South, Range 10 East of the Willamette Meridian, lying South and West of Sprague River Highway and recorded June 20, 1996 in Volume M-96 at Page 18307, described as the Southerly 30 feet of that portion of the S 1/2 of Section 29, Township 35 South, Range 10 East of the Willamette Meridian, lying West of Sprague River Highway.