

After Recording Return to:

LORI A. LESTER

3620 Old Midland Rd.  
Klamath Falls, OR, 97603

State of Oregon, County of Klamath

Recorded 03/03/2005 3:25 p m

Vol M05 Pg 14524-25

Linda Smith, County Clerk

Fee \$ 26.00 # of Pgs 2

Until a change is requested all tax statements  
Shall be sent to the address shown above.

*Aspen 60882 MA*  
**WARRANTY DEED**  
(INDIVIDUAL)

JANET R. PIERCE, herein called Grantor, convey(s) to LORI A. LESTER, 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 pursuant to IRC 1031 Tax Deferred Exchange on behalf of the Grantor.

(here comply with the requirements of ORS 93.930)

*JS*  
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: March 1, 2005.

*Janet R. Pierce*  
\_\_\_\_\_  
JANET R. PIERCE

STATE OF OREGON, County of Klamath) ss.

On March 2nd, 2005, personally appeared the above named JANET R. PIERCE and acknowledged the foregoing instrument to be her voluntary act and deed.

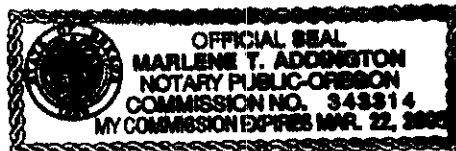
This document is filed at the request of:

 **Aspen**  
TITLE & ESCROW, INC.

525 Main Street  
Klamath Falls, OR 97601  
Order No.: 00060882

Before me: *Marlene T. Addington*  
Notary Public for Oregon  
My commission expires: March 22, 2005

Official Seal



*261*

## Exhibit A

## EXHIBIT 'A'

The NE 1/4 (also described as S 1/2 of NE 1/4 and Lots 1 and 2) of Section 3, Township 40 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

SAVING AND EXCEPTING THEREFROM the following described tract of land situated in the N 1/2 NE 1/4 of Section 3, Township 40 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Northeast corner of said Section 3; thence South 89° 54' 58" West along the North line of said Section 3, said line also being the centerline of Old Midland Road, 1857.24 feet; thence South 00° 05' 02" East 30.00 feet, to a 1/2 inch iron pin on the Southerly right of way line of said Old Midland Road; thence South 00° 05' 02" East 108.14 feet to a 1/2 inch iron pin; thence South 35° 07' 04" West 100.08 feet to a 1/2 inch iron pin; thence South 16° 46' 10" West 460.58 feet to a 1/2 inch iron pin in an existing fence; thence North 88° 56' 03" East generally along said existing fence and its extension, 1760.99 feet to the Northeasterly right of way line of the U.S.B.R. No. 3 Drain; thence Southerly along said Northeasterly right of way line to its intersection with the East line of said Section 3, said line also being the centerline of Spring Lake Road; thence North 00° 07' 00" West to the point of beginning.

SAVING AND EXCEPTING any portion lying within the boundaries of Old Midland Road and Spring Lake Road.

Levy Code: 1104

Map No.: R-4009-00300-00300-000

Key No.: R91554