

After Recording Return to:

CLARK M. BIRD

5311 Vivian Ct.  
Merced, CA 95340

State of Oregon, County of Klamath

Recorded 03/24/2005 3:31 p m

Vol M05 Pg 19591-92

Linda Smith, County Clerk

Fee \$ 26<sup>00</sup> # of Pgs 2

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

*Aspen 60849MA*

**WARRANTY DEED**  
(INDIVIDUAL)

WYN HARTSHORN, herein called Grantor, convey(s) to CLARK M. BIRD, an unmarried man, 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 \$118,000.00.  
(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 March 20, 2005.

*Wyn Hartshorn*  
WYN HARTSHORN

STATE OF OREGON, County of Klamath) ss.

On March 21, 2005, personally appeared the above named WYN HARTSHORN and acknowledged the foregoing instrument to be her voluntary act and deed.

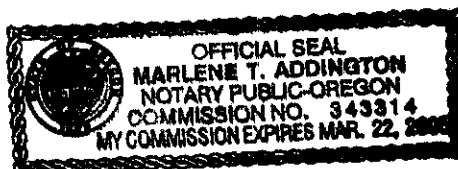
This document is filed at the request of:



525 Main Street  
Klamath Falls, OR 97601  
Order No.: 00060849

Before me: *Marlene T. Addington*  
Notary Public for Oregon  
My commission expires: 3-22-2005

Official Seal



*26\**

**Exhibit A**

**The N 1/2 of Lot 14, Block 2, SECOND ADDITION TO ALTAMONT ACRES, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.**

**EXCEPTING THEREFROM the East 5 feet thereof conveyed to Klamath County for road purposes by instrument recorded July 1, 1966 in Volume 362 at Page 563, Deed Records of Klamath County, Oregon.**

**CODE 041 MAP 3909-010DB TL 03100 KEY #545887**