

After Recording Return to:
LARRY DYNGE and KATHY DYNGE
 8011 Pacific Lane
 Klamath Falls, OR 97603
 Until a change is requested all tax statements
 Shall be sent to the following address:
LARRY DYNGE and KATHY DYNGE
 Same as Above

State of Oregon, County of Klamath
 Recorded 05/03/2005 11.42 a m
 Vol M05 Pg 31744
 Linda Smith, County Clerk
 Fee \$ 21.00 # of Pgs 1

Aspen 6/12/09 AF
WARRANTY DEED
 (INDIVIDUAL) *LD* *KD*

MODESTO VALENCIA, herein called grantor, convey(s) to **LARRY DYNGE and KATHY DYNGE, HUSBAND AND WIFE**, all that real property situated in the County of **KLAMATH**, State of Oregon, described as:

A tract of land situated in the NW 1/4 NE 1/4 of Section 25, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the North right of way line of the County Road, which point is South 89° 33' West 1894.3 feet and North 0° 27' West 30 feet from the iron axle which marks the Southeast corner of the NE 1/4 NE 1/4 of Section 25, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, and running thence North 0° 27' West 276.3 feet; thence South 89° 33' West 454.9 feet; thence South 47° 55' East 408.7 feet; thence North 89° 33' East 153.7 feet to the point of beginning.

SAVING AND EXCEPTING THEREFROM the Easterly 153.7 feet thereof.

ALSO LESS AND EXCEPT any portion lying within the Burlington Northern Railroad right of way.

CODE 198 MAP 3909-025A0 TL 02800 KEY#584175

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 **\$35,000.00**.
 (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 4-21-2005

Modesto Valencia
MODESTO VALENCIA

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

On April 21, 05 personally appeared the above named **MODESTO VALENCIA** 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.: 00061209

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

Official Seal



2100