

05 MAY 25 PM 0:00

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After Recording Return to:

CHRISTOPHER F. GRAETSCH

BECKY ANN GRAETSCH

8607 Reeder Road
Klamath Falls, OR 97603

State of Oregon, County of Klamath
Recorded 05/25/05 3:08 m
Vol M05 Pg 38408-09
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

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

Aspen60863MA
WARRANTY DEED
(INDIVIDUAL)

PAUL E. BRECKNER and ROBBIE R. BRECKNER, as TRUSTEES OF THE PAUL E. and ROBBIE R. BRECKNER JOINT REVOCABLE LIVING TRUST AGREEMENT, herein called Grantor, convey(s) to CHRISTOPHER F. GRAETSCH and BECKY ANN GRAETSCH, husband and wife, herein called Grantees, 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 **\$465,000.00.**
(here comply with the requirements of ORS 93.930)

[Handwritten initials]
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 May 23, 2005.

PPAUL E. and ROBBIE R. BRECKNER JOINT REVOCABLE LIVING TRUST AGREEMENT

Paul E. Breckner, Trustee
PAUL E. BRECKNER, TRUSTEE

Robbie R. Breckner, Trustee
ROBBIE R. BRECKNER, TRUSTEE

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

On May 24, 2005, personally appeared the above named **PAUL E. BRECKNER and ROBBIE R. BRECKNER, AS TRUSTEES OF THE PAUL E. and ROBBIE R. BRECKNER JOINT REVOCABLE LIVING TRUST AGREEMENT**

This document is filed at the request of:



525 Main Street
Klamath Falls, OR 97601
Order No.: 00060863

Before me: *Marlene T. Addington*
Notary Public for Oregon
My commission expires: **March 22, 2009**

Official Seal

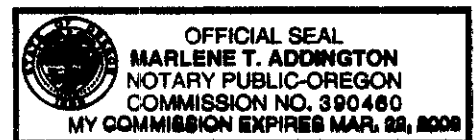


Exhibit A

A parcel of land situated in Section 29, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point on the West line of Section 29, said point being South 0° 18' 51" West along said West line a distance of 192.46 feet from the West quarter corner of Section 29; thence North 0° 18' 51" East a distance of 192.46 feet to the said West quarter corner; thence North 0° 07' 31" East along the West line of Section 29, a distance of 435.87 feet; thence North 89° 40' 00" East 2893.47 feet to the Westerly right of way line of the Lost River Diversion Reservoir; thence Southerly along said right of way line to a point on said line which bears North 89° 40' 00" East, a distance of 2714.95 feet from the point of beginning; thence South 89° 40' 00" West 2714.95 feet to the point of beginning.

CODE 164 MAP 3910-02900 TL 00900 KEY #601753