

05 JUL 15 PM 2:33

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After Recording Return to:

CLIFFORD W. KERO and BERNADETTE M. KERO

619 Mt Pitt St  
Klamath Falls, OR 97601

Until a change is requested all tax statements

Shall be sent to the following address:

CLIFFORD W. KERO and BERNADETTE M. KERO

Same as Above

State of Oregon, County of Klamath

Recorded 07/15/05 2:33 p.m

Vol M05 Pg 54406

Linda Smith, County Clerk

Fee \$ 21<sup>00</sup> # of Pgs 1

Aspen 61770

**WARRANTY DEED**  
(INDIVIDUAL)

KENNETH BROWN, herein called grantor, convey(s) to **CLIFFORD W. KERO and BERNADETTE M. KERO, HUSBAND AND WIFE**, herein called grantee, all that real property situated in the County of **KLAMATH**, State of Oregon, described as:

Lot 3, Block 24, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon. *615/BK*

TOGETHER WITH that portion of vacated Alley adjoining that would attach thereto by Ordinance #4814 recorded May 23, 1956 in Book 283 at Page 315, Deed Records of Klamath County, Oregon.

CODE 001 MAP 3809-019DC TL 09100 KEY# 438609

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 \$98,900.00.  
(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 15 Jul 05

Kenneth Brown  
KENNETH BROWN

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

On July 15, 05 personally appeared the above named **KENNETH BROWN** and acknowledged the foregoing instrument to be their/his/her voluntary act and deed.

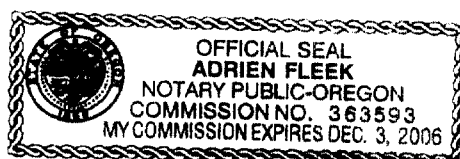
This document is filed at the request of:



525 Main Street  
Klamath Falls, OR 97601  
Order No.: 00061770

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

Official Seal



2/A