



mtc - 70950

M05-64242

Klamath County, Oregon

09/14/2005 02:45:05 PM

Pages 2 Fee: \$26.00

After recording return to:

Mark D. Rabenstein

190 NW 17th Avenue

Bend, OR 97701

Until a change is requested all

tax statements shall be sent to

The following address:

Mark D. Rabenstein

190 NW 17th Avenue

Bend, OR 97701

Escrow No. OM079513GC

Title No. 0070950

STATUTORY WARRANTY DEED

Ben M. Bortz and Patricia L. Bortz, as tenants by the entirety and David A. Nichols and Kristine L. Nichols, as tenants by the entirety, all with the rights of survivorship, Grantor(s) hereby convey and warrant to Mark D. Rabenstein and Cynthia S. Rabenstein, as tenants by the entirety, Grantee(s) the following described real property in the County of Klamath and State of Oregon free of encumbrances except as specifically set forth herein:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

Key No: 145685

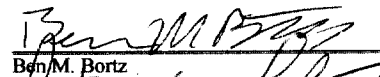
2407-007B0-05100-000

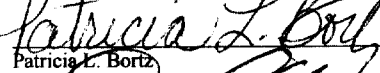
The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

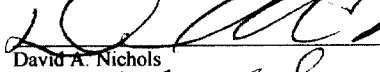
The true and actual consideration for this conveyance is **\$290,000.00**.

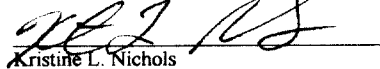
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Dated this 12 day of September 2005


Ben M. Bortz


Patricia L. Bortz


David A. Nichols


Kristine L. Nichols

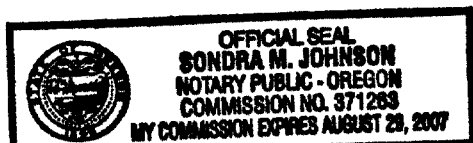
State of Oregon

County of Lane

This instrument was acknowledged before me on 9-12-05, 2005 by Ben M. Bortz, Patricia L. Bortz, David A. Nichols and Kristine L. Nichols.


(Notary Public for Oregon)

My commission expires 8/29/07



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EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

Lot 15 in Block 3 of CRES-DEL ACRES, FIRST ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PARCEL 2:

Lot 16 in Block 3 of CRES-DEL ACRES, FIRST ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 2407-007B0-05100-000 Key No: 145685