

M05-72075

Klamath County, Oregon

12/29/2005 03:46:09 PM

Pages 3 Fee: \$31.00



After recording return to:

Jeff Berg
2740 11th Street
Sparks, NV 89431

Until a change is requested all tax statements
shall be sent to the following address:

Jeff Berg
2740 11th Street
Sparks, NV 89431

File No.: 7021-731501 (DMC)

Date: December 28, 2005

STATUTORY WARRANTY DEED

John E. Gerbert, Grantor, conveys and warrants to **Jeff Berg**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

This property is free from liens and encumbrances, EXCEPT:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

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.

The true consideration for this conveyance is **\$55,000.00**. (Here comply with requirements of ORS 93.030)

Dated this 28 day of December, 2005.

31F

APN: 423982

Statutory Warranty Deed
- continued

File No.: 7021-731501 (DMC)
Date: 12/28/2005

~~The State of Oregon, John E. Gerbert~~

John E. Gerbert
John E. Gerbert, ~~Personal Representative~~

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 28 day of December, 2005
by John E. Gerbert as of , on behalf of the .



1
Dori Crain
Notary Public for Oregon
My commission expires: November 7, 2009

EXHIBIT A

LEGAL DESCRIPTION:

Lots 33B, 34B, 35B, 36B, of Lakeshore Gardens, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SAVING AND EXCEPTING THEREFROM the following described parcel: Beginning at the Southwesterly corner common to Lots 32B and 33B of "Lakeshore Gardens"; thence N. 49°09'00" W., along the Southwest line of said Lot 33B, 3.55 feet; thence N. 37°06'21" E. 341.94 feet to a point on the Northeasterly line of said Lot 33B; thence S. 69°05'57" E. 1.99 feet to the Northeasterly corner common to said Lots 32B and 33B; thence S. 36°48'58" W. 342.70 feet to the point of beginning, with bearings based on the map of "Property Line Adjustment 16-01" on file at the office of the Klamath County Surveyor.