

**M06-03788**

Klamath County, Oregon

03/01/2006 11:04:54 AM

Pages 1 Fee: \$21.00

After Recording Return to:

**NICHOLAS JOHN RUSH BERCHEM**

**PO Box 607**

**Chiloquin, OR 97624**

Until a change is requested all tax statements

Shall be sent to the following address:

**NICHOLAS JOHN RUSH BERCHEM**

**PO Box 607**

**Chiloquin, OR 97624**

**WARRANTY DEED**

(INDIVIDUAL)

**JON F. WILDBERGER AND TAMMY A. WILDBERGER**, herein called grantor, convey(s) to **NICHOLAS JOHN RUSH BERCHEM**, herein called grantee, all that real property situated in the County of **KLAMATH**, State of Oregon, described as:

**Lot 5, Block 6, Tract No. 1140, LYNNEWOOD FIRST ADDITION, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.**

**CODE 001 MAP 3808-025DD TL 07000 KEY# 426550**

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.

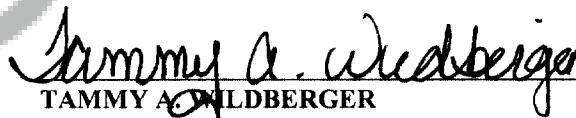
The true and actual consideration for this transfer is **\$75,000.00**.

(here comply with the requirements of **ORS 93.930**) The execution of this Deed directly to the Grantee named herein is done at the direction of Asset Preservation as part of tax deferred exchange for the benefit of the Grantor named herein.

**BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)). THIS INSTRUMENT DOES 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 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)).**

Dated **February 14, 2006**.

  
JON F. WILDBERGER

  
TAMMY A. WILDBERGER

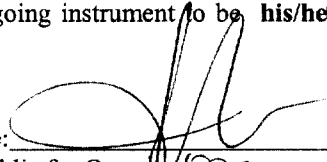
*California*  
STATE OF ~~OREGON~~, County of *Placer* ) ss.

On *February 22, 2006* personally appeared the above named **JON F. WILDBERGER AND TAMMY A. WILDBERGER** and acknowledged the foregoing instrument to be his/her/their voluntary act and deed.

This document is filed at the request of:

 **Aspen**  
TITLE & ESCROW, INC.

525 Main Street  
Klamath Falls, OR 97601  
Order No.: 00062851

Before me:   
Notary Public for Oregon  
My commission expires: *1-28-2010*

Official Seal



*#21-A*