

M06-10147

Klamath County, Oregon

05/19/2006 02:03:02 PM

Pages 2 Fee: \$26.00

After Recording Return to:

STEPHEN CROSS

3415 Cross Road

Klamath Falls, OR 97603

Until a change is requested all tax statements

Shall be sent to the following address:

STEPHEN CROSS

3415 Cross Road

Klamath Falls, OR 97603

ASPEN: 03218SH

WARRANTY DEED

(INDIVIDUAL)

JASON P. DENNY, herein called grantor, convey(s) to STEPHEN CROSS and LAURA CROSS, husband and wife, herein called grantee, 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 \$219,372.00.  
(here comply with the requirements of ORS 93.930)

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 MAY 19, 2006.

JASON P. DENNY

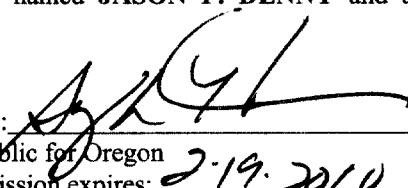
STATE OF OREGON, County of KLAMATH) ss.

On MAY 19, 2006 personally appeared the above named JASON P. DENNY and acknowledged the foregoing instrument to be HIS voluntary act and deed.

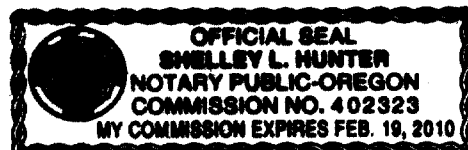
This document is filed at the request of:

 **Aspen**  
TITLE & ESCROW, INC.

525 Main Street  
Klamath Falls, OR 97601  
Order No.: 00063218

Before me:   
Notary Public for Oregon  
My commission expires: 2-19-2010

Official Seal



**Exhibit A**

**A tract of land situated in Sections 3, 4, 9 and 10 of Township 40 South, Range 9 East of the Willamette Meridian, in Klamath County, State of Oregon, more particularly described as follows:**

**Beginning from the corner of Sections 3, 4, 9 and 10, Township 40 South, Range 9 East of the Willamette Meridian, in Klamath County, State of Oregon, this being the pin South of Monument #3, as set by the Lovejoy Survey filed as Klamath County Survey #272; thence North 89° 50' 30" East, a distance of 1,314.24 feet to an iron pin; this being the pin South of Monument #4 of said Lovejoy Survey; thence North 89° 50' 30" East, a distance of 1,296.6 feet to a point; thence North 0° 11' 30" West, a distance of 30 feet to the true point of beginning of this description; thence North 0° 11' 30" West, a distance of 334.0 feet to a point; thence North 89° 50' 30" East, a distance of 186.0 feet, more or less, to the West boundary of K.I.D. right of way for the E-5-2 Lateral; thence Southerly along the West boundary of said E-5-2 Lateral, as now constructed on the ground, to a point that is North 89° 50' 30" East, 78.0 feet, more or less, from the true point of beginning; thence South 89° 50' 30" West, a distance of 78.0 feet, more or less, to the true point of beginning.**

**EXCEPTING THEREFROM any portion of the above described property which may lie within the boundaries of the right of way of the Oregon State Highway #432.**

**CODE 164 MAP 4009-00300 TL 02100 KEY# 91634**