

2006-017138  
Klamath County, Oregon



00002117200600171380010019

08/25/2006 02:59:34 PM

Fee: \$21.00

After Recording Return to:

BRIAN M. HEATER

PO Box 3411

Ashland, OR 97520

Until a change is requested all tax statements

Shall be sent to the following address:

BRIAN M. HEATER

Same as above

ASPEN: 63775DS  
**WARRANTY DEED**  
(INDIVIDUAL)

ERNEST J. BORGMAN and DOROTHY J. BORGMAN, herein called grantor, convey(s) to BRIAN M. HEATER, herein called grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

The N 1/2 of the SE 1/4 of Section 7, Township 36 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon.

CODE 008 MAP 3613-00700 TL 01200 KEY #779615

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 \$40,000.00.  
(here comply with the requirements of ORS 93.930)

BA 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 August 10, 2006.

ERNEST J. BORGMAN - Ernest J. Borgman  
By: Dorothy J. Borgman, his attorney in fact.  
BY: DOROTHY J. BORGMAN, HIS ATTORNEY  
IN FACT

Dorothy J. Borgman  
DOROTHY J. BORGMAN

STATE OF OREGON, County of Klamath ss.

On August 25, 2006, personally appeared the above named ERNEST J. BORGMAN and DOROTHY J. BORGMAN and acknowledged the foregoing instrument to be their voluntary act and deed.

This document is filed at the request of:



525 Main Street  
Klamath Falls, OR 97601  
Order No.: 00063775

Before me: Pam Shellito  
Notary Public for Oregon  
My commission expires: Nov 8, 2009

Official Seal

