

MT80590

2007-016955

Klamath County, Oregon



00032263200700169550020022

09/27/2007 03:40:29 PM

Fee: \$26.00

WARRANTY DEED -- STATUTORY FORM

JOHN A. HESTER and TERESA I. HESTER, as tenants by the entirety,
Grantor,

conveys and warrants to

ROBERT A. BERLING, Grantee,

the following described real property, free of encumbrances except as
specifically set forth herein, to wit:

Lot 13 in Block 20 of Tract No. 1082, THIRD ADDITION TO RIVER ESTATES,
according to the official plat thereof on file in the office of the
County Clerk of Klamath County, Oregon. ^{Pine}

Tax Account No(s): 130655

Map/Tax Lot No(s): 230913CO 03400

This property is free from encumbrances, EXCEPT: All those items of record, if
any, as of the date of this deed, including any real property taxes due, but
not yet payable.

The true consideration for this conveyance is \$266,000.00 .

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE
SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. 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, 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 ORS 197.352.

Dated this 25 day of September, 2007.

JOHN A. HESTER

BY: Shane H. Hester

SHANE H. HESTER,

AS HIS ATTORNEY IN FACT

TERESA I. HESTER

BY: Teresa I. Hester

SHANE H. HESTER,

AS HER ATTORNEY IN FACT

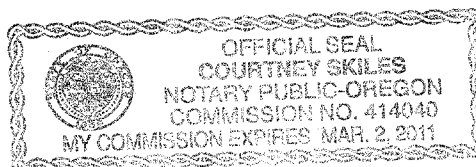
STATE OF OREGON, COUNTY OF DESCHUTES) SS.

This instrument was acknowledged before me on September 25, 2007 by JOHN A.
HESTER BY SHANE H. HESTER, AS HIS ATTORNEY IN FACT and TERESA I HESTER, BY
SHANE H. HESTER, AS HER ATTORNEY IN FACT.

[Signature]
(Notary Public for Oregon)

My commission expires 3-2-11

After recording return to:
WESTERN TITLE & ESCROW COMPANY
16455 WILLIAM FOSS ROAD
LA PINE, OR 97739



26 AMT

WARRANTY DEED -- STATUTORY FORM

09/24/07

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

ROBERT A. BERLING
149637 VIOLA DR
LA PINE, OR 97739

TITLE NO.	80590
ESCROW NO.	14-0036307