



## WARRANTY DEED

ASPEN TITLE ESCROW NO.:01051894

AFTER RECORDING RETURN TO:  
LA DREW DUNNING AND SUZANNE BEARS  
1218 DEBBIE DRIVE  
KLAMATH FALLS, OR 97601

State of Oregon, County of Klamath  
Recorded 10/31/00, at 2:44 p. m.  
In Vol. M00 Page 39747  
Linda Smith,  
County Clerk Fee\$ 21<sup>00</sup>

UNTIL A CHANGE IS REQUESTED ALL TAX  
STATEMENTS TO THE FOLLOWING ADDRESS:  
SAME AS ABOVE

DONALD K. HELWIG AND CYNTHIA A. HELWIG, hereinafter called  
GRANTOR(S), convey(s) and warrants to LA DREW DUNNING AND  
SUZANNE BEARS, HUSBAND AND WIFE, hereinafter called GRANTEE(S),  
all that real property situated in the County of Klamath, State  
of Oregon, described as:

LOT 5, BLOCK 1, TRACT 1203, COUNTRY VILLAGE, IN THE COUNTY OF  
KLAMATH, STATE OF OREGON.

CODE 7, AP 3908-12A0, TAXLOT 2000

"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 30.390."

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  
\$92,000.00.

In construing this deed and where the context so requires, the  
singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument  
this 27<sup>th</sup> day of October, 2000.

Donald K. Helwig  
DONALD K. HELWIG

Cynthia A. Helwig  
CYNTHIA A. HELWIG

STATE OF OREGON, County of Klamath)ss.

On October 27, 2000, personally appeared Donald K. Helwig  
+ Cynthia A. Helwig who acknowledged the foregoing instrument  
to be his/her/their voluntary act and deed.

Vickie Blankenburg  
Notary Public for: Klamath Falls, OR  
My Commission Expires: 7/01/01

