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After Recording Return to:  
**ANDREW P. HOSKINS and TREVA M. HOSKINS**  
 13623 Shamrock Lane  
 Klamath Falls, OR 97603  
 Until a change is requested all tax statements  
 Shall be sent to the following address:  
**ANDREW P. HOSKINS and TREVA M. HOSKINS**  
 13623 Shamrock Lane  
 Klamath Falls, OR 97603

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**WARRANTY DEED**  
 (INDIVIDUAL)

**ALLEN J. WEGGEMANN and KIMBERLY K. WEGGEMANN**, herein called grantor, convey(s) to **ANDREW P. HOSKINS and TREVA M. HOSKINS**, husband and wife 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 **\$126,000.00**.  
 (here comply with the requirements of ORS 93.930)

**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 30.930.**

Dated 7/3/01

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 \_\_\_\_\_

Allen J. Weggemann  
**ALLEN J. WEGGEMANN**  
Kimberly K. Weggemann  
**KIMBERLY K. WEGGEMANN**

STATE OF OREGON, County of **Klamath**) ss.

On July 3, 2001 personally appeared the above named **ALLEN J. WEGGEMANN and KIMBERLY K. WEGGEMANN** and acknowledged the foregoing instrument to be their voluntary act and deed.



Before me: Vickie Blankenburg  
 Notary Public for Oregon  
 My commission expires: 7/1/05

This Document is recorded at the request of:  
**Aspen Title & Escrow, Inc.**  
 525 Main Street  
 Klamath Falls, OR 97601  
 Order No.: 00053100

26A

## Exhibit A

A parcel of land situated in Lot 5, Block 6, Tract 1083, CEDAR TRAILS, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a 5/8" iron pin at the Southwest corner of said Lot 5, Block 6; thence North 00° 02' 50" West 252.56 feet along the West line of Lot 5, Block 6, to a point; thence North 89° 49' 25" East 345.00 feet to a point on the East line of Lot 5, Block 6; thence South 00° 02' 50" East 252.59 feet along the East line of Lot 5, Block 6 to 1/2" iron pin at the Southeast corner of Lot 5, Block 6; thence South 89° 49' 42" West 345.00 feet along the South line of Lot 5, Block 6 to the point of beginning.

TOGETHER WITH an undivided 1/3 interest in that well, pump and pumphouse located on Parcel 2, Lot 5, Block 6, Tract 1083, Cedar Trails, along with access to said well as set forth in Quitclaim Deed recorded September 21, 1979 in Book M-79 at Page 22533, Microfilm Records of Klamath County, Oregon.

State of Oregon, County of Klamath  
Recorded 07/03/01 at 10:37a m.  
In Vol. M01 Page 32346  
*Linda Smith,*  
County Clerk Fee\$ 26<sup>00</sup>