

02 JUL 10 PM 3:03

Vol M02 Page 39261

After Recording Return to:
HINTZE FAMILY TRUST
 12050 Crystal Springs Road
 Klamath Falls, OR. 97603

State of Oregon, County of Klamath
 Recorded 07/10/2002 3:03 p.m.
 Vol M02, Pg 39261-62
 Linda Smith, County Clerk
 Fee \$ 26.00 # of Pgs 2

Until a change is requested all tax statements
 Shall be sent to the address shown above.

WARRANTY DEED
 (INDIVIDUAL)

JAMES R. TITUS and FREDIA J. TITUS, husband and wife, herein called Grantors, convey(s) to **JOHN HINTZE and WANDA HINTZE**, TRUSTEES of the **HINTZE FAMILY TRUST** dated **December 1, 2000**, 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.

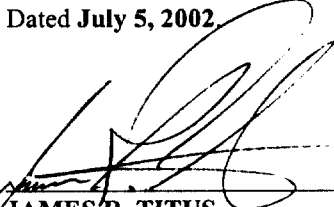
and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage

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 **\$161,000.00**.
 (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 July 5, 2002.


 JAMES R. TITUS


 FREDIA J. TITUS

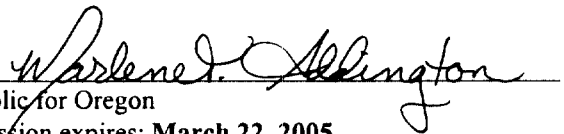
STATE OF OREGON, County of Klamath) ss.

On July , 2002, personally appeared the above named **JAMES R. TITUS and FREDIA J. TITUS** and acknowledged the foregoing instrument to be **their** voluntary act and deed.

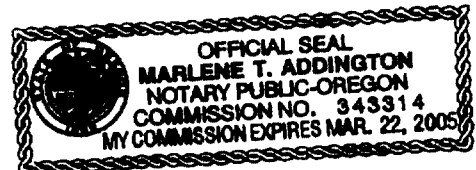
This document is filed at the request of:



525 Main Street
 Klamath Falls, OR 97601
 Order No.: 00055301

Before me: 
 Notary Public for Oregon
 My commission expires: **March 22, 2005**

Official Seal



26A

Exhibit A

Lots 1 through 6 inclusive, Block 1, RESUBDIVISION OF BLOCK 242 MILLS SECOND ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon

EXCEPTING THEREFROM that portion conveyed to the State of Oregon by instrument recorded June 29, 1942 in Book 148 at Page 201, Deed Records of Klamath County, Oregon.