

03 MAR 14 PM 1:04

ASPEN 56610



**WESTERN**  
TITLE & ESCROW COMPANY

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**WARRANTY DEED -- STATUTORY FORM**

DAVID C. ERICKSON and CHERYL VAN TUINEN, Grantor,

conveys and warrants to

CORY D. KOEHLER, an individual, Grantee,

State of Oregon, County of Klamath

Recorded 03/14/2003 1:04 pm.

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Linda Smith, County Clerk

Fee \$ 21.00 # of Pgs 1

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

LOT 9, BLOCK 1, NEW PINE ACRES, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF KLAMATH COUNTY, OREGON.

Tax Account No(s): R135696 M27713

Map/Tax Lot No(s): 2310-016A0-02000 M240345

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 \$32,000.00 .

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 this 6 day of March, 2003.

David C. Erickson  
DAVID C. ERICKSON

Cheryl Van Tuinen  
CHERYL VAN TUINEN

STATE OF OREGON, COUNTY OF DESCHUTES ) SS.

This instrument was acknowledged before me on March 6, 2003 by DAVID C. ERICKSON AND CHERYL VAN TUINEN.

Ann Durkin  
(Notary Public for Oregon)

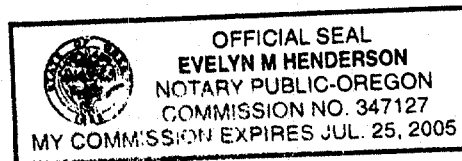
My commission expires 7-25-05

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

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

CORY D. KOEHLER  
PO BOX 2338  
LA PINE, OR 97739

TITLE NO. 00056610  
ESCROW NO. 14-0008303



21A