

03 APR 14 PM 3:35

After Recording Return to:

ROBERT RADTKE

~~5736 Valley View Lane~~ P.O. Box 1173

Klamath Falls, OR 97601

Until a change is requested all tax statements

Shall be sent to the following address:

ROBERT RADTKE

~~5736 Valley View Lane~~ P.O. Box 1173

Klamath Falls, OR 97601

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State of Oregon, County of Klamath

Recorded 04/14/2003 3:35 p.m.Vol M03 Pg 23641

Linda Smith, County Clerk

Fee \$ 21 # of Pgs 1**WARRANTY DEED**

(INDIVIDUAL)

RUSSELL L. HAWKINS, herein called grantor, convey(s) to ROBERT A. RADTKE, AN ESTATE IN FEE SIMPLE all that real property situated in the County of KLAMATH, State of Oregon, described as:

Lot 12, Block 9, Tract No. 1016, GREEN ACRES, in the County of Klamath, State of Oregon.

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 \$220,495.00.

(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 4/11/03

Russell L. Hawkins

RUSSELL L. HAWKINS

STATE OF OREGON, County of Klamath) ss.

On April 11, 2003 personally appeared the above named RUSSELL L. HAWKINS and acknowledged the foregoing instrument to be His voluntary act and deed.



Before me:

Vickie Blankenburg

Notary Public for Oregon

My commission expires: 7/01/05

This Document is recorded at the request of:

Aspen Title & Escrow, Inc.

525 Main Street

Klamath Falls, OR 97601

Order No.: 00056700