

03 JUL 14 PM 1:20

Aspen 57308

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After Recording Return to:

JAMES R. KIUNKE

ERIN D. KIUNKE

5828 Valley View Lane

Klamath Falls, OR 97601

Until a change is requested all tax statements

Shall be sent to the following address:

JAMES R.L. KIUNKE

ERIN D. KIUNKE

5828 Valley View Lane

Klamath Falls, OR 97601

State of Oregon, County of Klamath

Recorded 07/14/2003 1:20 p.m.

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Linda Smith, County Clerk

Fee \$ 21.00 # of Pgs 1

### WARRANTY DEED

(INDIVIDUAL)

RUSSELL L. HAWKINS and SONYA R. HAWKINS, herein called grantor, convey(s) to JAMES R. KIUNKE and ERIN D. KIUNKE, HUSBAND AND WIFE all that real property situated in the County of KLAMATH, State of Oregon, described as:

Lot 14, Block 9, Tract No. 1016, GREEN ACRES, according to the official plat thereof on file in the office of the Clerk of Klamath County, 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 \$220,000.00.

(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 7, 2003.

  
RUSSELL L. HAWKINS

  
SONYA R. HAWKINS


STATE OF OREGON, County of Klamath) ss.

On July 10, 2003 personally appeared the above named RUSSELL L. HAWKINS and SONYA R. HAWKINS and acknowledged the foregoing instrument to be their voluntary act and deed.

This document is filed at the request of:

 **Aspen**  
TITLE & ESCROW, INC.

525 Main Street  
Klamath Falls, OR 97601  
Order No.: 00057308

Before me:   
Notary Public for Oregon  
My commission expires: 7/01/05

Official Seal

