

ASPEN 57587

WARRANTY DEED - STATUTORY FORM

BENNIE J. SCHULTZ and JEAN SCHULTZ, husband and wife, Grantor,

conveys and warrants to

PHILLIP BIRKA and CAROL BIRKA, husband and wife, Grantee,

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

Lot 1, BLOCK 2, RIVER PINE ESTATES, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

Tax Account No(s): R131987

Map/Tax Lot No(s): R2309024A000400000

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 \$15,000.00 .

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 15 day of August, 2003.

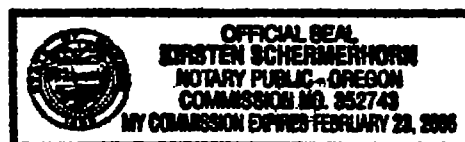
Bennie J. Schultz
BENNIE J. SCHULTZ

Jean Schultz
JEAN SCHULTZ

STATE OF OREGON, COUNTY OF LAKE) SS.

This instrument was acknowledged before me on August 15, 2003 by BENNIE J. SCHULTZ AND JEAN SCHULTZ.

Kirsten Schermert
(Notary Public for Oregon)

My commission expires 2-23-06

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

State of Oregon, County of Klamath
Recorded 08/19/2003 3:10 P m
Vol M03 Pg 60678
Linda Smith, County Clerk
Fee \$ 21.42 # of Pgs 1

Until a change is requested all tax statements shall be sent to the following address:
PHILLIP & CAROL BIRKA
PO BOX 2369
LA PINE, OR 97739

TITLE NO. 00057587
ESCROW NO. 14-0051003