

08 DEC 9 PM 2:45

After Recording Return to:

RICHARD W. AVEY and DARETTA K. AVEY

7610 Booth Rd.  
Klamath Falls, Or. 97603

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

Aspen 58225

Vol M03 Page 89916

State of Oregon, County of Klamath

Recorded 12/09/03 2:45 p m

Vol M03 Pg 89916-17

Linda Smith, County Clerk

Fee \$ 26.00 # of Pgs 2

### WARRANTY DEED

(INDIVIDUAL)

John Hintze and Wanda Hintze, Trustees of the

HINTZE FAMILY TRUST DATED DECEMBER 1 2000, herein called Grantor, convey(s) to RICHARD W. AVEY and DARETTA K. AVEY, husband and wife, husband and wife, herein called Grantees, 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 \$190,000.00.  
(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 November 29, 2003

THE HINTZE FAMILY TRUST DATED DECEMBER 1, 2000

By: [Signature]  
JOHN HINTZE, TRUSTEE

By: [Signature]  
WANDA HINTZE, TRUSTEE

STATE OF Hawaii, County of Hawaii ss.

On December 4th, 2003, personally appeared John Hintze and Wanda Hintze, as Trustees of The Hintze Family Trust Dated December 1, 2000

This document is filed at the request of:

**Aspen**  
TITLE & ESCROW, INC.

525 Main Street  
Klamath Falls, OR 97601  
Order No.: 00058225

Before me: Joyce Yoshimura JOYCE YOSHIMURA  
Notary Public for State of Hawaii  
My commission expires: 10/16/2007

Official Seal



89917

**Exhibit A**

**Lots 1 through 4 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.**