

04 JAN 28 PM 3:24



WTC-63902-TA

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After recording return to:

STEPHEN D. STUART

10329 FARMINGTON AVENUE

SUNLAND, CA 91040

State of Oregon, County of Klamath

Recorded 01/28/2004 3:24 p m

Vol M04 Pg 5351-52

Linda Smith, County Clerk

Fee \$ 26.00 # of Pgs 2

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

STEPHEN D. STUART

10329 FARMINGTON AVENUE

SUNLAND, CA 91040

Escrow No. MT63902-TA

STATUTORY WARRANTY DEED

JOHN HINTZE AND WANDA HINTZE, TRUSTEES UNDER THE HINTZE FAMILY TRUST DATED DECEMBER 1, 2000., Grantor(s) hereby convey and warrant to STEPHEN D. STUART and WENDY E. STUART, as tenants by the entirety, Grantee(s) the following described real property in the County of KLAMATH and State of Oregon, free of encumbrances except as specifically set forth herein:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

The true and actual consideration for this conveyance is **\$205,000.00.**

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 26 day of Jan, 04.

THE HINTZE FAMILY TRUST DATED DECEMBER 1, 2000

BY: [Signature]
JOHN HINTZE, TRUSTEE

BY: [Signature]
WANDA HINTZE, TRUSTEE

State of Hawaii
County of Hawaii

This instrument was acknowledged before me on Jan. 26, 04 by JOHN HINTZE AND WANDA HINTZE, TRUSTEES OF THE HINTZE FAMILY TRUST.

[Signature] STACEY CHUN FAI
(Notary Public)

My commission expires 11-01-2005



26.04

05352

**The E1/2 of Lot 51 of and all of Lots 52 through 58, in Block 18, INDUSTRIAL ADDITION to
The City of Klamath Falls, according to the official plat thereof on file in the office of the County
Clerk of Klamath County Oregon.**