

04 APR 15 AM 11:18

APR-14-2004 11:05AM FROM-ASPEN TITLE & ESCROW

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T-126 P.016/020 F-226

Aspen 53907MS

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After Recording Return to:  
NICK E. CUNNINGHAM  
13110 Lava Lane  
Klamath Falls, Or 97603  
Until a change is requested all tax statements  
shall be sent to the following address:  
NICK E. CUNNINGHAM  
Same as above

State of Oregon, County of Klamath  
Recorded 04/15/2004 11:18 a m  
Vol M04 Pg 22172  
Linda Smith, County Clerk  
Fee \$ 21.00 # of Pgs 1

**WARRANTY DEED**  
(INDIVIDUAL)

DONALD D. PRICE JR. and THERESA L. PRICE, herein called Grantor, convey(s) to NICK E. CUNNINGHAM, herein called Grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

Lot 15, Block 2, KLAMATH RIVER SPORTSMAN'S ESTATES, 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 \$135,900.00.  
(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

4-14-04  
4-14-04

Donald D. Price Jr.  
DONALD D. PRICE JR.  
Theresa L. Price  
THERESA L. PRICE

STATE OF Missouri, County of Jasper ) ss.

On April 14, 2004 personally appeared the above named DONALD D. PRICE JR. and THERESA L. PRICE and acknowledged the foregoing instrument to be their voluntary act and deed.

This document is filed at the request of:

**Aspen**  
TITLE & ESCROW, INC.

535 Main Street  
Klamath Falls, OR 97601  
Order No.: 00683987

Before me: Kimberly Chasteen  
Notary Public for \_\_\_\_\_  
My commission expires: \_\_\_\_\_

Official Seal

**KIMBERLY CHASTEEN**  
Notary Public - Notary Seal  
State of Missouri  
Jasper County  
My Commission Expires Feb. 9, 2008