

04 APR 19 AM 11:44

Aspen Escrow MA

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After Recording Return to:

RICHARD L. OLSEN

10336 Wright Ave.

Klamath Falls, OR 97603

Until a change is requested all tax statements

Shall be sent to the following address:

RICHARD L. OLSEN

Same as above

State of Oregon, County of Klamath

Recorded 04/19/2004 11:44 a m

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Linda Smith, County Clerk

Fee \$ 21.00 # of Pgs 1

WARRANTY DEED

(INDIVIDUAL)

JAMES K. NUNN AND MARISSA L. NUNN, WHO AQUIRED TITLE AS MARISSA L. THOMAS, HUSBAND AND WIFE, herein called grantor, convey(s) to RICHARD L. OLSEN, AN ESTATE IN FEE SIMPLE all that real property situated in the County of KLAMATH, State of Oregon, described as:

UNIT NUMBER 10336, TRACT NO. 1336, FALCON HEIGHTS CONDOMINIUMS STAGE 1, 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

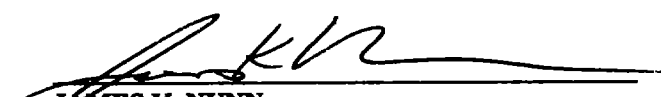
and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

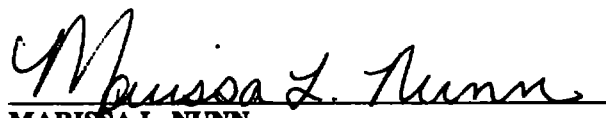
The true and actual consideration for this transfer is \$66,000.00.

(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.

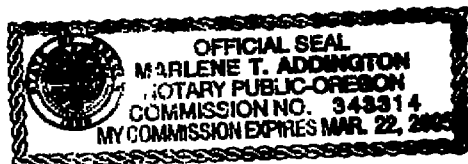
Dated April 19, 2004.


JAMES K. NUNN

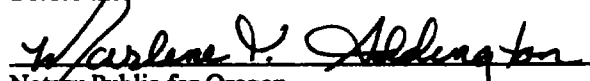

MARISSA L. NUNN

STATE OF OREGON, County of Klamath) ss.

On April 19, 2004 personally appeared the above named JAMES K. NUNN and MARISSA L. NUNN and acknowledged the foregoing instrument to be their voluntary act and deed.



Before me:


Notary Public for Oregon
My commission expires: 3-22-2005

This Document is recorded at the request of:

Aspen Title & Escrow, Inc.

525 Main Street

Klamath Falls, OR 97601

Order No.: 00058922

21.00
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