

04 MAY 3 PM 2:47

Vol M04 Page 26979

After Recording Return to:  
JAMES A. WINTER and KUM HUI WINTER  
11753 Mountain View Rd.  
Tracy, Ca. 95376  
Until a change is requested all tax statements  
Shall be sent to the following address:  
JAMES A. WINTER and KUM HUI WINTER  
Same as above

State of Oregon, County of Klamath  
Recorded 05/03/2004 2:47P m  
Vol M04 Pg 26979-86  
Linda Smith, County Clerk  
Fee \$ 26.00 # of Pgs 2

*ASPEN 58850UA*  
**WARRANTY DEED**  
(INDIVIDUAL)

CAROL R. MILLS, herein called grantor, convey(s) to JAMES A. WINTER and KUM HUI WINTER, tenants by the entirety, herein called Grantee, 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 \$275,000.00.  
(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 30, 2004.

*Carol R. Mills*  
CAROL R. MILLS

STATE OF OREGON, County of *Klamath* ) ss.

On May 3, 2004 personally appeared the above named CAROL R. MILLS and acknowledged the foregoing instrument to be her voluntary act and deed.

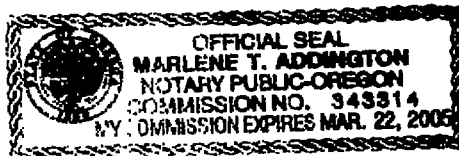
This document is filed at the request of:

**Aspen**  
TITLE & ESCROW, INC.

525 Main Street  
Klamath Falls, OR 97601  
Order No.: 00058850

Before me: *Marlene T. Addington*  
Notary Public for Oregon  
My commission expires: 3-22-2005

Official Seal



## Exhibit A

Beginning at a 5/8 inch iron pin marking the Northeasterly corner of Lot A of SUNSET BEACH; thence South 53° 43' West 147.5 feet to the Northwesterly corner of said Lot A; thence South 12° 00' East 25.64 feet to an iron pin; thence South 67° 49' West 24.59 feet to the Northwesterly corner of a Parcel described in Deed Volume 355 at Page 81; thence South 11° 59' East 129.91 feet along the Westerly line of said Parcel to a 5/8 inch iron pin marking the Southwesterly corner of said Parcel said 5/8 inch iron pin being the true point of beginning; thence North 66° 27' 30" East 104.5 feet along the Southerly line of said Parcel to an iron pin marking the Southeasterly corner of said parcel; thence South 49° 17' 00" East 81.70 feet to an iron pin; thence South 16° 16' 36" East 71.59 feet to an iron pin; thence North 79° 36' 47" West 130.40 feet to an iron pin; thence North 41° 06' 10" West 75.32 feet to the true point of beginning.