

04 MAY 7 PM 2:59

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After Recording Return to:

JAMES K. NUNN and MARISSA L. NUNN

29841 Wood Chuck Lane

Bonanza, Or 97623

Until a change is requested all tax statements

Shall be sent to the following address:

JAMES K. NUNN and MARISSA L. NUNN

Same as above

State of Oregon, County of Klamath

Recorded 05/07/2004 2:59 p m

Vol M04 Pg 28079

Linda Smith, County Clerk

Fee \$ 21.00 # of Pgs 1

Aspen Escrow
WARRANTY DEED
(INDIVIDUAL)

LINDA M. WOOD, herein called Grantor, convey(s) to JAMES K. NUNN and MARISSA L. NUNN, husband and wife, herein called Grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

Lot 18, Block 28, KLAMATH FALLS FOREST ESTATES HIGHWAY 66 UNIT PLAT NO. 2, 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 \$94,500.00.
(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 May 6, 2004.

Linda M Wood
LINDA M. WOOD

STATE OF OREGON, County of Klamath) ss.

On May 6, 2004 personally appeared the above named LINDA M. WOOD 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.: 00059054

Before me: M. A. Silveria

Notary Public for Oregon

My commission expires: 11/01/04

Official Seal

