

Recording Requested By:

Aspen Title & Escrow, Inc.  
525 Main Street  
Klamath Falls, OR 97601

When Recorded Return To:

Aspen Title & Escrow, Inc.  
525 Main Street  
Klamath Falls, OR 97601

Until requested otherwise, send all tax statements:

ROD W. BARNES  
175 SWAIN LANE  
EUGENE, OR 97404

State of Oregon, County of Klamath  
Recorded 05/21/2004 10:55 AM  
Vol M04 Pg 32210-11  
Linda Smith, County Clerk  
Fee \$ 26.00 # of Pgs 2

04 MAY 21 AM 10:55

(SPACE ABOUT THIS LINE FOR RECORDER'S USE)

*Aspen 509/19*  
**COVER SHEET**

DOCUMENT: WARRANTY DEED

GRANTOR: BENNIE J. SCHULTZ, TRUSTEE & JEAN SCHULTZ, TRUSTEE

GRANTEE: ROD W. BARNES, AN INDIVIDUAL

CONSIDERATION: \$ 15,000.00

26.00 A

## WARRANTY DEED – STATUTORY FORM

BENNIE J. SCHULTZ, TRUSTEE JEAN SCHULTZ, TRUSTEE, Grantor,

conveys and warrants to

ROD W. BARNES, an individual, Grantee,

the following described real property, free of encumbrances except as specifically set forth herein, to wit:

LOT 4, BLOCK 5, RIVER PINE ESTATES, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF KLAMATH COUNTY, OREGON.

Tax Account No(s): 131869

Map/Tax Lot No(s): 2309-024A0-01200-000

This property is free from encumbrances, EXCEPT: All those items of record, if any, as of the date of this deed, including any real property taxes due, but not yet payable.

The true consideration for this conveyance is \$15,000.00 .

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 18<sup>th</sup> day of May, 2004.

Bennie J. Schultz  
BENNIE J. SCHULTZ, TRUSTEE

Jean Schultz  
JEAN SCHULTZ, TRUSTEE

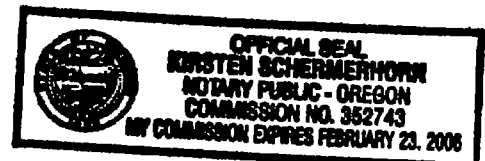
STATE OF OREGON, COUNTY OF LANE ) SS.

This instrument was acknowledged before me on May 18, 2004 by BENNIE J. SCHULTZ and JEAN SCHULTZ, TRUSTEES OF THE SCHULTZ LIVING TRUST.

Kirsten Schermerhorn

(Notary Public for Oregon)

My commission expires 2-23-06



After recording return to:  
WESTERN TITLE & ESCROW COMPANY  
16455 WILLIAM FOSS ROAD  
LA PINE, OR 97739

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

ROD W. BARNES  
175 SWAIN LANE  
EUGENE, OR 97404

TITLE NO. 00058979  
ESCROW NO. 14-0020104