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After Recording Return to:

ALFRED C. LUTZ and ANNE VAN NUYS

P.O. Box 128
Macadel CA 90058

State of Oregon, County of Klamath

Recorded 08/06/04 2:33 p m

Vol M04 Pg 51729

Linda Smith, County Clerk

Fee \$ 21.00 # of Pgs 1

Until a change is requested all tax statements
Shall be sent to the address shown above.

Aspen: 691166 MA
WARRANTY DEED
(INDIVIDUAL)

KAREN KEAUHOU CHUN, TRUSTEE OF THE CROWTHER LIVING TRUST DATED 9-30-94, herein called Grantor, convey(s) to ALFRED C. LUTZ and ANNE VAN NUYS, husband and wife, herein called Grantees, all that real property situated in the County of KLAMATH, State of Oregon, described as:

The Northeasterly 1/2 of Lot 17, Block 36, HOT SPRINGS ADDITION TO KLAMATH FALLS, 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 \$59,850.00.
(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 July 30, 2004

CROWTHER LIVING TRUST DATED 9-30-94

Karen Keauhou Chun, trustee
BY: KAREN KEAUHOU CHUN, TRUSTEE

STATE OF Hawaii, County of Maui ss.

On August 3, 2004, personally appeared the above named KAREN KEAUHOU CHUN, as Trustee of the CROWTHER LIVING TRUST DATED 9-30-94

Before me: JENNIFER A. KEOMANIBOTH

Jennifer A. Keomaniboth
Notary Public for State of Hawaii
My commission expires: 01/05/2007

L.S.

This Document is recorded at the request of:
Aspen Title & Escrow, Inc.
525 Main Street
Klamath Falls, OR 97601
Order No.: 00059166

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