

05 FEB 24 AM 11:01

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After Recording Return to:

RAND TICKNER and KAZUKO TICKNER

6100 37th ST.  
Sacramento, Ca. 95824

Until a change is requested all tax statements

Shall be sent to the following address:

RAND TICKNER and KAZUKO TICKNER

Same as above

State of Oregon, County of Klamath

Recorded 02/24/2005 11:01 a m

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Linda Smith, County Clerk

Fee \$ 21.00 # of Pgs 1

*Aspen 60081MS*  
**SPECIAL WARRANTY DEED**

APT CORPORATION, A Nevada Corporation, herein called grantor, convey(s) and specially warrants to RAND TICKNER and KAZUKO TICKNER, husband and wife, herein called Grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

Lots 18 and 19, Block 11, Tract No. 1107, FIRST ADDITION TO SPRAGUE RIVER PINES, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

The property is free of all encumbrances created or suffered by the Grantor except (none)

The true and actual consideration for this transfer is **\$30,000.00.**  
(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 December 23, 2004.

APT CORPORATION

*Andrew Tujios*  
By: Andrew Tujios, President

STATE OF HAWAII <sup>City of</sup> Honolulu ) ss.

On December 27, 2004 personally appeared the above named Andrew Tujios as President for APT CORPORATION and acknowledged the foregoing instrument to be his 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.: 00060081

Before me: *David K. [Signature]*

Notary Public for Hawaii

My commission expires: 4/20/08

Official Seal

*L.S.*