

05 JUL 21 PM 03:09

After Recording Return to:

TONY M. NUNES and REBECCA L. NUNES  
RANDALL L. NUNES and DEBRA J. NUNES

5507 Liberty Ave  
Klamath Falls OR 97603

Until a change is requested all tax statements

Shall be sent to the following address:

TONY M. NUNES and REBECCA L. NUNES and RANDALL L. NUNES and DEBRA J. NUNES

Same as above

State of Oregon, County of Klamath

Recorded 07/21/05 3:09 p m

Vol M05 Pg 56108-091

Linda Smith, County Clerk

Fee \$ 26.00 # of Pgs 2

ARC 61764

## WARRANTY DEED

(INDIVIDUAL)

LAVENA POPKEN, herein called grantor, convey(s) to TONY M. NUNES and REBECCA L. NUNES, husband and wife and RANDALL L. NUNES and DEBRA J. NUNES, husband and wife, each as to an undivided 1/2 interest, 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 \$18,000.00.  
(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 July 8, 2005.

  
LAVENA POPKEN

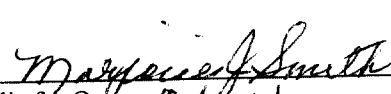
STATE OF Colorado, County of Adams ) ss.

On July 11, 2005 personally appeared the above named LAVENA POPKEN and acknowledged the foregoing instrument to be her voluntary act and deed.

This document is filed at the request of:



525 Main Street  
Klamath Falls, OR 97601  
Order No.: 00061764

Before me:   
Notary Public for ~~Oregon~~ Colorado  
My commission expires: 10/7/05

Official Seal



26-4

**Exhibit A**

**All that portion of Lot 6, Section 34 Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, described as follows:**

**Beginning at a point located by the following two courses; North 59° 30' West, 116.3 feet, and North 30° 30' East, 156.9 feet; from the intersection of the Westerly line of Lalakes Avenue with the Northerly line of Schonchin Street in the townsite of West Chiloquin, Oregon; thence North 30° 30' East, 52.3 feet; thence North 42° 39' West, 139.4 feet, more or less, to the County Road; thence Southwesterly along said road, 50 feet; thence South 42° 39' East, 154.5 feet, more or less, to the point of beginning, also known as Lot 91 Spinks Addition. (Unplatted)**

**All that portion of Lot 6, Section 34, Township 34, Range 7 East of the Willamette Meridian, Klamath County, Oregon, described as follows:**

**Beginning at a point located by the following two courses; North 59° 30' West, 116.3 feet, and North 30° 30' East, 104.6 feet; thence North 30° 30' East, 52.3 feet; thence North 42° 39' West, 154.5 feet, more or less, to the Easterly line of the County Road; thence Southwesterly along said Road 50 feet; thence South 42° 39' East, 169.7 feet, more or less, to the point of beginning, also know as Lot 92 Spinks Addition. (Unplatted)**

**CODE 012 MAP 3407-034CA TL 05300 KEY# 198850**