

2006-023632

Klamath County, Oregon

After Recording Return to:

RICHARD W. AVEY and DARETTA K. AVEY  
605 W. Meadowgate  
Springfield, Mo. 65803



11/28/2006 10:41:06 AM

Fee: \$26.00

Until a change is requested all tax statements

Shall be sent to the following address:

RICHARD W. AVEY and DARETTA K. AVEY

ASPEN: 58225

**WARRANTY DEED**  
(INDIVIDUAL)

JOHN HINTZE AND WANDA HINTZE, TRUSTEES OF THE HINTZE FAMILY TRUST DATED DECEMBER 1 2000, herein called grantor, convey(s) to RICHARD W. AVEY and DARETTA K. AVEY, husband and wife, 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 FOR LEGAL DESCRIPTION

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 \$This Deed is to correct the legal description for Deed dated November 29, 2003. Recorded December 12/09/03 in Book M-03 at page 89916-17.  
(here comply with the requirements of ORS 93.930)

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)). THIS INSTRUMENT DOES 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 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)).

Dated November 10, 2006.

THE HINTZE FAMILY TRUST DATED DECEMBER 1, 2000

BY: John Hintze  
JOHN HINTZE, TRUSTEE

BY: Wanda Hintze  
WANDA HINTZE, TRUSTEE

STATE OF HAWAII, County of Hawaii ) ss.

On Nov 16, 2006 personally appeared the above named JOHN HINTZE AND WANDA HINTZE, TRUSTEES OF THE HINTZE FAMILY TRUST DATED DECEMBER 1 2000 and acknowledged the foregoing instrument to be **THEIR** voluntary act and deed.

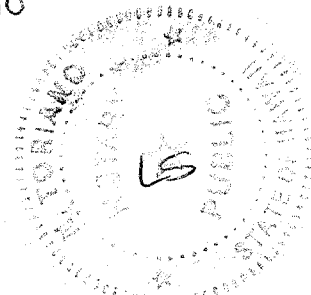
This document is filed at the request of:



525 Main Street  
Klamath Falls, OR 97601  
Order No.: 00058225

Before me: N. Tonano  
Notary Public for Hawaii - State of Hawaii  
My commission expires: 6/2/2010

Official Seal



\$26-A

**Exhibit A**

**Lots 1 through 6 inclusive, Block 1, RESUBDIVISION OF BLOCK 242 MILLS SECOND ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon**

**EXCEPTING THEREFROM that portion conveyed to the State of Oregon by instrument recorded June 29, 1942 in Book 148 at Page 201, Deed Records of Klamath County, Oregon.**

**MAP: 3809-033DC TX LOT 15400 KEY: R633176**

**MAP: 3809-033DC TX LOT 15500 KEY: R633185**