

2001 MAR -2 PM 3:15

MT53298-LB
WARRANTY DEED

Vol. M01 Page 8689

NICKELSON who took title as STACI L. VOIGHT
JOHN W. NICKELSON and STACI L. VOIGHT/ with the rights of survivorship,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
AARON G. RINEHART and TONI L. RINEHART, as tenants by the entirety,
Grantee(s) and grantee's heirs, successors and assigns the following described
real property, free of encumbrances except as specifically set forth herein in
the County of KLAMATH and State of Oregon, to wit:

Lot 4 in Block 1 of Tract No. 1267, NORTH RIDGE ESTATES, according to the
official plat thereof on file in the office of the County Clerk of
Klamath County, Oregon.

ACCT3809015DO01300

ACCT872793

SUBJECT TO: all those items of record and those apparent upon the land, if
any, as of the date of this deed and those shown below, if any:
and the grantor will warrant and forever defend the said premises and every
part and parcel thereof against the lawful claims and demands of all persons
whomsoever, except those claiming under the above described encumbrances.

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.

The true and actual consideration for this conveyance is 26,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 5311 SHASTA WAY, KLAMATH FALLS, OR 97603

Dated this 2nd day of March, 2001.

John W. Nickelson
JOHN W. NICKELSON

Staci L. Nickelson
STACI L. ~~VOIGHT~~ NICKELSON who took title as Staci L. Voight

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on March 2, 2001 by JOHN
W. NICKELSON AND STACI L. ~~VOIGHT~~ NICKELSON (X)



Kristil L. Redd
(Notary Public for Oregon)

My commission expires 11/16/2003

ESCROW NO. MT53298-LB

Return to:
AARON G. RINEHART
5311 SHASTA WAY
KLAMATH FALLS, OR 97603

State of Oregon, County of Klamath
Recorded 03/02/01, at 2:15 p. m.
In Vol. M01 Page 8689
Linda Smith,
County Clerk Fee\$ 21.00