

ASPEN 54495

After Recording Return to:
ROBERT D. NIELSEN and TINA L. NIELSEN
 1635 Niskiyou Street
 Klamath Falls, OR 97601

Vol M02 Page 12878

Until a change is requested all tax statements
 Shall be sent to the following address:
ROBERT D. NIELSEN and TINA L. NIELSEN
 1635 Niskiyou Street
 Klamath Falls, OR 97601

State of Oregon, County of Klamath
 Recorded 03/04/2002 11:30 a m.
 Vol M02, Pg 12878-79
 Linda Smith, County Clerk
 Fee \$ 26.00 # of Pgs 2

WARRANTY DEED
 (INDIVIDUAL)

MICHAEL D. WOODS and LINDA K. WOODS, herein called grantor, convey(s) to **ROBERT D. NIELSEN and TINA L. NIELSEN**, husband and wife, all that real property situated in the County of **KLAMATH**, State of Oregon, described as:

Lots 5 and 6, Block 86, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon.

And covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, 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 **\$46,000.00.**
 (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: February 20, 2002

Michael D. Woods
MICHAEL D. WOODS

Linda K. Woods
LINDA K. WOODS

STATE OF OREGON, County of Klamath) ss.

(On _____ personally appeared the above named **MICHAEL D. WOODS and LINDA K. WOODS** and acknowledged the foregoing instrument to be their voluntary act and deed)

Before me:

Sce California form
 Notary Public for Oregon
 My commission expires: **07-01-05**

This Document is recorded at the request of:
Aspen Title & Escrow, Inc.
 525 Main Street
 Klamath Falls, OR 97601
 Order No.: 00054495

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

12879

State of California

County of

Solano

ss.

On

2/25/02

Date

before me,

Jennifer Marks, Notary Public

Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared

Michael D. Woods and Linda K. Woods

Name(s) of Signer(s)

☐ personally known to me

☒ proved to me on the basis of satisfactory evidence

to be the person(s) whose name(s) ~~is~~ are subscribed to the within instrument and acknowledged to me that ~~he~~ she/they executed the same in ~~his~~ her/their authorized capacity(ies), and that by ~~his~~ her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Jennifer Marks
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document:

Warranty Deed

Document Date:

2/20/02

Number of Pages:

1

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer

Signer's Name: _____

- ☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney-in-Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT
OF SIGNER
Top of thumb here