

After Recording Return to:
WILLIAM F. NELSON
JANET L. NELSON

P.O. Box 120
Chiloquin, OR 97624

Until a change is requested all tax statements
Shall be sent to the following address:

WILLIAM F. NELSON
JANET L. NELSON
Same as above

Vol M02 Page 25271

State of Oregon, County of Klamath
Recorded 04/29/2002 3:02 P m.
Vol M02. Pg 25271
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

WARRANTY DEED
(INDIVIDUAL)

RICHARD PEABODY and SYLVIA PEABODY, herein called grantor, convey(s) to **WILLIAM F. NELSON and JANET L. NELSON, HUSBAND AND WIFE** all that real property situated in the County of **KLAMATH**, State of Oregon, described as:

Lot 18, Block 6, Tract No. 1053, OREGON SHORES, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

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 **\$65,000.00**.
(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 4/29/02

Richard Peabody
RICHARD PEABODY

Sylvia Peabody
SYLVIA PEABODY

STATE OF OREGON, County of Klamath) ss.

On April 29, 2002 personally appeared the above named **RICHARD PEABODY and SYLVIA PEABODY** and acknowledged the foregoing instrument to be her voluntary act and deed.

Before me:
Vickie Blankenburg
Notary Public for Oregon
My commission expires: 7/1/05

This Document is recorded at the request of:
Aspen Title & Escrow, Inc.
525 Main Street
Klamath Falls, OR 97601
Order No.: 00054913

