

SEP 10 PM 3:29



After recording return to:

Ronald Nielson

1718 Seventh St

Sprague River, OR 97639

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

Ronald Nielson

1718 Seventh St

Sprague River, OR 97639

Escrow No. K59293L

Title No. K59293L

THIS SPACE RESERVED FOR RECORDER'S USE

Vol M02 Page 51545

State of Oregon, County of Klamath

Recorded 09/10/2002 3:29 p m.

Vol M02, Pg 51545

Linda Smith, County Clerk

Fee \$ 21.00 # of Pgs 1

### STATUTORY WARRANTY DEED

Ople V. Patzke, Grantor, conveys and warrants to Ronald Nielson, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lots 17 and 18, Block 10, FIRST ADDITION TO SPRAGUE RIVER, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

This property is free of liens and encumbrances, EXCEPT:

Reservations and restrictions of record, rights of way, and easements of record and those apparent upon the land, contracts and/or liens for irrigation and/or drainage.

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 consideration for this conveyance is \$1,500.00 (Here comply with the requirements of ORS 93.030)

Dated this 28 day of August, 2002.

Ople V. Patzke by POA Betty Jo Gentry  
Ople V. Patzke by Betty Jo Gentry, as attorney in fact

FORM No. 159—ACKNOWLEDGMENT BY ATTORNEY-IN-FACT.

STATE OF OREGON,

County of Klamath } ss.

On this the 28th day of August, 2002 personally appeared Betty Jo Gentry, who, being duly sworn (or affirmed), did say that She is the attorney in fact for Ople V. Patzke and that She executed the foregoing instrument by authority of and in behalf of said principal; and he acknowledged said instrument to be the act and deed of said principal.

(Official Seal)

Before me:

Laura Valleert  
(Signature)

Notary Public for the State of Oregon  
(Title of Officer)