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After recording return to:

JOHN P. EVERETT

636 NOSLER STREET

KLAMATH FALLS, OR 97601

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

JOHN P. EVERETT

636 NOSLER STREET

KLAMATH FALLS, OR 97601

Escrow No. MT58820-MS

Title No.

**State of Oregon, County of Klamath**

Recorded 11/07/2002 3:00 P. m.

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**Linda Smith, County Clerk**

Fee \$ 2/00 # of Pgs 1

'02 NOV 7 PM3:00

## WARRANTY DEED

**DONNA J. WEEWIE, SUCCESSOR TRUSTEE OF THE ALICE J. NELSON TRUST,**

Grantor(s) hereby grant, bargain, sell, warrant and convey to:

**JOHN P. EVERETT**

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:

Lots 21 and 22 in Block 19 of BUENA VISTA ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the Office of the County Clerk of Klamath County, Oregon.

434373

3809-019CA-01100

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.

The true and actual consideration for this conveyance is \$ 40,000.00.

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 this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

THE ALICE J. NELSON TRUST

BY: Donna J. Weewie  
DONNA J. WEEWIE, TRUSTEE

State of Washington )  
County of ) ss

On this day personally appeared before me DONNA J. WEEWIE, SUCCESSOR TRUSTEE OF THE ALICE J. NELSON TRUST to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that signed the same as free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand official seal this 6 day of May, 2002

Notary Public in and for the State of  
Washington residing at Seapark

My appointment expires 4-4-05