



After recording return to:

CHARLES NICKERSON  
333 N. LAGUNA  
KLAMATH FALLS, OR 97601

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

CHARLES NICKERSON  
333 N. LAGUNA  
KLAMATH FALLS, OR 97601

Escrow No. MT58866-KR  
Title No.

Vol M02 Page 66133

State of Oregon, County of Klamath  
Recorded 11/14/2002 3:07 p. m.  
Vol M02, Pg 66133  
Linda Smith, County Clerk  
Fee \$ 2100 # of Pgs 1

'02 NOV 14 PM3:07

# WARRANTY DEED

STEPHEN S. NAGY,  
Grantor(s) hereby grant, bargain, sell, warrant and convey to:  
CHARLES NICKERSON

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 11 and the N1/2 of Lot 10, Block 3, DIXON 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.

KEY #374561 3809-028DC-01300-000  
KEY #374570 3809-028DC-01400-000

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 \$ 99,900.00.

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 07 day of Nov, 2002

*Stephen S. Nagy*

STEPHEN S. NAGY

State of ~~Montana~~  
County of ~~Beauregard~~

This instrument was acknowledged before me on Nov 7, 2002 by  
STEPHEN S. NAGY.

*Sandra J. Thompson*  
(Notary Public)

My commission expires June 5, 06

