

'03 MAR 7 AM 11:20



After recording return to:
Lloyd L. Nelson and Patricia A. Nelson
24624 Schupp Rd
Klamath Falls, OR 97603

Until a change is requested all tax statements
shall be sent to the following address:
Lloyd L. Nelson and Patricia A. Nelson
24624 Schupp Rd
Klamath Falls 97603

File No.: 7021-118387 (SAC)
Date: February 27, 2003

THIS SPACE RESERVED FOR RECORDER'S USE

Vol M03 Page 13960

State of Oregon, County of Klamath
Recorded 03/07/2003 11:20 A.M.
Vol M03 Pg 13960-61
Linda Smith, County Clerk
Fee \$ 26 # of Pgs 2

STATUTORY WARRANTY DEED

Shield Crest, Inc., a Oregon Corporation, Grantor, conveys and warrants to **Lloyd L. Nelson and Patricia A. Nelson as tenants by the entirety**, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lot 23 Block 3 Shield Crest, Tract 1172, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. Also together with an undivided interest in all those private roads shown on the plat and more particularly described in Declaration recorded in Volume M84 Page 4256, and in easement recorded May 23, 1990 in Volume M90 Page 9828, records of Klamath County, Oregon.

This property is free from 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 **\$52,000.00**. (Here comply with requirements of ORS 93.030)

13961

APN: 589107

Statutory Warranty Deed
- continued

File No.: 7021-118387 (SAC)
Date: 02/27/2003

Shield Crest, Inc., an
Oregon Corporation

[Handwritten Signature]

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 3 day of March, 2003
by as of Shield Crest, Inc., on behalf of the Corporation.

[Handwritten Signature: Brenda P. Rodriguez]
Notary Public for Oregon

My commission expires:

