

'03 MAR 27 PM 2:58

MT60340-KR



Vol M03 Page 18724

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

CLAREN NILSSON

13231 PEARSON BUTTE TRL

KLAMATH FALLS, OR 97601

State of Oregon, County of Klamath

Recorded 03/27/2003 2:58 p.m.

Vol M03 Pg 18724

Linda Smith, County Clerk

Fee \$ 21 # of Pgs 1

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

CLAREN NILSSON

13231 PEARSON BUTTE TRL

KLAMATH FALLS, OR 97601

Escrow No. MT60340-KR

WARRANTY DEED

KENNETH L. CROW and SHARON CROW, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell, warrant and convey to:

CLAREN NILSSON AND WINSTON FOSTER NILSSON, AS TENANTS BY THE ENTIRETY, 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:

TRACTS 1 and 2 of SUNSHINE TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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:

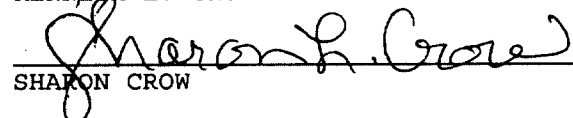
and the grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration for this conveyance is \$38,000.00.

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.

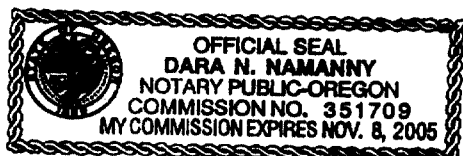
Dated this 26 day of March, 2003


KENNETH L. CROW


SHARON CROW

State of Oregon
County of ~~KLAMATH~~ Jackson

This instrument was acknowledged before me on March 26, 2003 by KENNETH L. CROW AND SHARON CROW.




(Notary Public for Oregon)

My commission expires Nov. 8, 2005