

03 JUN 27 PM 3:29

Aspen 57142

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After Recording Return to:  
QUINTIN M. NERIDA and MELBA L. NERIDA  
8609 McLaughlin Lane  
Klamath Falls, OR 97603  
Until a change is requested all tax statements  
Shall be sent to the following address:  
QUINTIN M. NERIDA and MELBA L. NERIDA  
8609 McLaughlin Lane  
Klamath Falls, OR 97603

State of Oregon, County of Klamath  
Recorded 06/27/2003 3:29 p m.  
Vol M03 Pg 44366-67  
Linda Smith, County Clerk  
Fee \$ 26.00 # of Pgs 2

**WARRANTY DEED**  
(INDIVIDUAL)

MARK A. SKELLHAM and BELINDA SKELLHAM, husband and wife, herein called Grantor, convey(s) to QUINTIN M. NERIDA and MELBA L. NERIDA, tenants by the entirety, herein called Grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

See Exhibit A attached hereto and made a part hereof.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is **\$400,000.00.**  
(here comply with the requirements of ORS 93.930)

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 **June 25, 2003.**

\_\_\_\_\_  
\_\_\_\_\_

Mark A Skellham  
MARK A. SKELLHAM  
Belinda Skellham  
BELINDA SKELLHAM

STATE OF OREGON, County of **Klamath**) ss.

On June 27, 2003 personally appeared the above named MARK A. SKELLHAM and BELINDA SKELLHAM and acknowledged the foregoing instrument to be **their** voluntary act and deed.

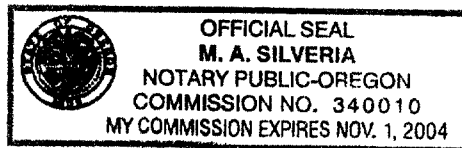
This document is filed at the request of:



525 Main Street  
Klamath Falls, OR 97601  
Order No.: 00057142

Before me: M. A. Silveria  
Notary Public for Oregon  
My commission expires: 11-01-04

Official Seal



26 A

## Exhibit A

All that portion of the NE 1/4 of the SE 1/4 of Section 25, Township 39 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, lying Easterly and Northerly of Klamath River Acres Sixth Addition.

All that portion of the E 1/2 of the NE 1/4 of Section 25, Township 39 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, lying Easterly of Klamath River Acres Sixth Addition.

All of the SW 1/4 of the NW 1/4 of Section 30, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

TOGETHER WITH a strip of land 25 feet wide measured at right angles for the purpose of ingress and egress and public utilities lying North of the South line of Lot 10, Block 38, Klamath River Acres Sixth Addition.

*in MB17*

*BS.*

*MS*