

03 OCT 8 AM 10:57

WTC-1396-5319

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Clifford Gillen
PO Box 298
St. David, AZ 85630

Grantor's Name and Address

Tim Nielson
PO Box 5023
Bend, Oregon 97708-5023

Grantee's Name and Address

After recording, return to (Name, Address, Zip):
Tim Nielson
PO Box 5023
Bend, Oregon 97708-5023

Until requested otherwise, send all tax statements to (Name, Address, Zip):
Tim Nielson
PO Box 5023
Bend, Oregon 97708-5023

SPACE RESERVED FOR RECORDER'S USE

State of Oregon, County of Klamath
Recorded 10/08/03 10:57a m
Vol M03 Pg 75196
Linda Smith, County Clerk
Fee \$ 21⁰⁰ # of Pgs 1

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that Clifford Gillen

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by Tim Nielson

hereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

Lot 1 1/2 in Block 1, Tract 1098-Split Rail Ranchos, Klamath County, Oregon

AMERITITLE has recorded this instrument by request as an accommodation only, and has not examined it for regularity and sufficiency or as to its effect upon the title to any real property that may be described therein.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except (if no exceptions, so state): Those stated in Vol. M98 Page 19619

and that grantor will warrant and forever defend the 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 paid for this transfer, stated in terms of dollars, is \$ 18,500.00

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In witness whereof, the grantor has executed this instrument on 09 August 2003; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

Clifford Gillen

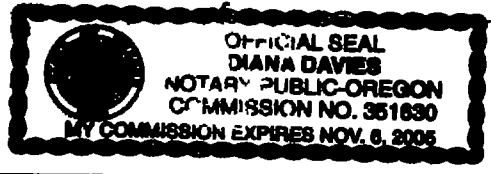
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

STATE OF OREGON, County of Deschutes ss.

This instrument was acknowledged before me on 8/9/03 by Clifford Gillen

This instrument was acknowledged before me on

by as



Diana Davies
Notary Public for Oregon
My commission expires Nov. 6, 2005

21/0