



After recording return to:  
Julie Lynn Borja  
1711 Cochran Street #E  
Simi Valley, CA 93065

Until a change is requested all tax statements shall be sent to the following address:  
Julie Lynn Borja  
1711 Cochran Street #E  
Simi Valley, CA 93065

File No.: 7021-258827 (SAC)  
Date: September 30, 2003

THIS SPACE RESERVED FOR RECORDER'S USE

State of Oregon, County of Klamath  
Recorded 10/30/03 3:23 P m  
Vol M03 Pg 80873-74  
Linda Smith, County Clerk  
Fee \$ 26<sup>00</sup> # of Pgs 2

### STATUTORY WARRANTY DEED

**Terry James Nelson and Mary J. Nelson as tenants by the entirety, Grantor, conveys and warrants to Julie Lynn Borja, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:**

**Lot 12 in Block 7 Tract No. 1035, Gatewood, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

**This property is free from liens and encumbrances, EXCEPT:**

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

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 **\$118,900.00**. (Here comply with requirements of ORS 93.030)

26 K

Terry James Nelson  
Terry James Nelson

Mary J. Nelson  
Mary J. Nelson

STATE OF Oregon )  
County of Klamath )ss.  
)

This instrument was acknowledged before me on this 2nd day of October, 2003  
by Terry James Nelson and Mary J. Nelson.

Stacy Collins  
Notary Public for Oregon  
My commission expires: 8-2-07

