

NJC- 62810 MS



Vol M03 Page 81930

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:
MICHAEL P. MCCULLOUGH
403 LINCOLN
KLAMATH FALLS, OR 97601

State of Oregon, County of Klamath
 Recorded 11/04/03 11:23 a. m
 Vol M03 Pg 81930
 Linda Smith, County Clerk
 Fee \$ 21.00 # of Pgs 1

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

MICHAEL P. MCCULLOUGH
403 LINCOLN
KLAMATH FALLS, OR 97601

Escrow No. MT62810-MS

WARRANTY DEED

BRYAN NICKEL & TERRIE NICKEL, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell, warrant and convey to MICHAEL P. MCCULLOUGH and MARGO MC CULLOUGH, husband and wife, 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:

LOT 6 IN BLOCK 36 OF FIRST ADDITION TO CITY OF KLAMATH FALLS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON

410825

3809-032BA-05300

Grantor is lawfully seized in fee simple on the above granted premises and SUBJECT TO: all those items of record 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 \$163,000.00.

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 LAWSUTTS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Dated this 3rd day of Nov, 2003.

Bryan Nickel
 BRYAN NICKEL

Terrie Nickel
 TERRIE NICKEL

State of Oregon
 County of KLAMATH

This instrument was acknowledged before me on 11/27/03 by BRYAN NICKEL and TERRIE NICKEL.



[Signature]
 (Notary Public for Oregon)

My commission expires 12/20/06

21.00