

**Aspen**  
TITLE & ESCROW, INC.  
525 Main Street  
Klamath Falls, Oregon 97601

Vol M03 Page 82107

State of Oregon, County of Klamath  
Recorded 11/04/03 1:58 p. m  
Vol M03 Pg 82107  
Linda Smith, County Clerk  
Fee \$ 21.00 # of Pgs 1

Phone (541) 884-5137 ♦ Fax (541) 883-9068

After recording return to:

Nelson Family Trust  
12211 Pearlane  
Wilton, CA. 95693

ATE 57943

## Special Warranty Deed

GAYLE NICHOLSON, TRUSTEE FOR THE SUSAN G. SWEET REVOCABLE TRUST

, Grantor, conveys and specially warrants to

K. MARK NELSON, TRUSTEE OF THE NELSON FAMILY TRUST

, Grantee, the following described real property free of encumbrances created or suffered by the grantor, except as specifically set forth herein, situated in the County of Klamath, State of Oregon, described as follows:

The W 1/2 SW 1/4 of Section 34, Township 39 South, Range 11 1/2 East  
of the Willamette Meridian, Klamath County, Oregon.

EXCEPTING THEREFROM that portion deeded to Poe Valley Community Club  
by deed recorded December 6, 1924 in Book 66 at Page 376, Deed Records of  
Klamath County, Oregon.

This property is free of encumbrances created or suffered by the Grantor, EXCEPT:

Covenants, conditions, restrictions, reservations, rights, rights of way and  
easements of record, if any, and apparent upon the land

The true consideration for this conveyance is \$125,000.00 (here comply with the requirements of ORS 93.030)

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: 10/29/03

Gayle Nicholson, Trustee

State of Oregon, County of Klamath } ss:

This instrument was acknowledged before me on the 29<sup>th</sup> day of October, 2003  
by GAYLE NICHOLSON, TRUSTEE FOR THE SUSAN G. SWEET REVOCABLE TRUST.

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

as above

Marlene T. Addington  
Notary Public for the State of Oregon  
My commission expires 3/22/05

