

MTZ-62883MS



Vol M03 Page 86457

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:
JOHN W. CROCKETT
P.O. BOX 264
KLAMATH FALLS, OR 97601

State of Oregon, County of Klamath
 Recorded 11/24/03 3:16 p.m.
 Vol M03 Pg 86457
 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:

JOHN W. CROCKETT
P.O. BOX 264
KLAMATH FALLS, OR 97601

Escrow No. MT62883-MS

WARRANTY DEED

GRANT D. NELSON and CLAUDIA J. NELSON, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell, warrant and convey to JOHN W. CROCKETT, 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 2 in Block 7, SECOND ADDITION TO BUREKER PLACE, according to the official plat thereof on file in the office of the County Clerk of Klamath County Oregon.

Tax Account No.: 3909-011CA-00500-000

Key No.: 552770

552770

3909-011CA-00500

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 \$95,000.00.

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

Dated this 21st day of November, 03.

(X) Grant D. Nelson
 GRANT D. NELSON
 (X) Claudia J. Nelson
 CLAUDIA J. NELSON

State of Oregon
 County of KLAMATH

This instrument was acknowledged before me on Nov. 21, 2003 by GRANT D. NELSON and CLAUDIA J. NELSON.

Larry Barker
 (Notary Public for Oregon)

My commission expires Sept 21, 2005



21.00 am