

03 DEC 19 AM 11:17



THIS SPACE RESERVED FOR RECORDER'S USE

State of Oregon, County of Klamath
Recorded 12/19/03 11:17 A m
Vol M03 Pg 92076-77
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

After recording return to:

JENTRY L. NIX

876 N. HUMBOLDT AVENUE

WILLOWS, CA 95988

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

JENTRY L. NIX

same as above

Escrow No. MT63539-MS

MTC 63539-MS

STATUTORY WARRANTY DEED

LAMONT C. STEVENS and MARLA M. STEVENS, as tenants by the entirety, Grantor(s) hereby convey and warrant to JENTRY L. NIX, Grantee(s) the following described real property in the County of KLAMATH and State of Oregon, free of encumbrances except as specifically set forth herein:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

875504

3909-001AD-03400

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

The true and actual consideration for this conveyance is \$75,000.00.

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 18th day of Dec, 2003.

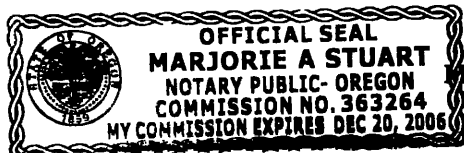
[Signature]
LAMONT C. STEVENS

[Signature]
MARLA M. STEVENS

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on 12/18/03 by LAMONT C. STEVENS and MARLA M. STEVENS.

[Signature]
(Notary Public for Oregon)



My commission expires 12/20/06

26.00 am

EXHIBIT "A"
LEGAL DESCRIPTION

Lot 10 of Tract 1289 FOURTH ADDITION TO EAST HILLS ESTATES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

EXCEPTING THEREFROM a tract of land being a portion of Lot 10 of "Tract 1289 – FOURTH ADDITION TO EAST HILLS ESTATES, situated in the SE1/4 NE1/4 of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at the Southerly corner common to Lot 11 and said Lot 10; thence North 05° 16' 15" East, along the line common to said Lots 10 and 11, 234.86 feet; thence, leaving said lot line, South 28 ° 24' 35" East 30.66 feet; thence South 05 ° 16' 15" West 208.96 feet to a point on the Southerly line of said Lot 10; thence, on the arc of a curve to the right (Radius point bears North 02 ° 38' 14" East 370.00 feet and central angle equals 02 ° 38' 14" East 370.00 feet and central angle equals 02 ° 38' 00") 17.01 feet to the point of beginning, containing 3774 square feet, more or less, with bearings based on the plat of "Tract 1289-FOURTH ADDITION TO EAST HILLS ESTATES", on file at the office of the Klamath County Surveyor. (Property Line Adjustment 1-02)

Tax Account No.: 3909-001AD-03400-000

Key No.: 875504