

04 JAN 20 PM 3:14



NR-63612 MS

Vol M04 Page 03401

After recording return to:

RYAN A. NIEHUS

6687 ALVA AVENUE

KLAMATH FALLS, OR 97603

State of Oregon, County of Klamath

Recorded 01/20/2004 3:14 p m

Vol M04 Pg 3401

Linda Smith, County Clerk

Fee \$ 21<sup>00</sup> # of Pgs 1

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

RYAN A. NIEHUS

6687 ALVA AVENUE

KLAMATH FALLS, OR 97603

Escrow No.

MT63612-MS

## STATUTORY WARRANTY DEED

MARK D. DRESSOR and HEATHER R. DRESSOR, Husband and wife, and MARILYN I. DRESSOR not as tenants in common, but with right of survivorship, Grantor(s) hereby convey and warrant to RYAN A. NIEHUS and EMILY J. NIEHUS, as tenants by the entirety, 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:

Lot 7 in Block 11 of FOURTH ADDITION TO WINEMA GARDENS, according to the official plat thereof on file in the office of the County Clerk of Klamath County Oregon.

Tax Account No.: 3909-001AB-03600-000

Key No.: 503921

503921

3909-001AB-03600

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 \$147,500.00.

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 15<sup>th</sup> day of Jan -, 2004

Mark D. Dressor  
MARK D. DRESSOR

BY: Heather R. Dressor  
HEATHER R. DRESSOR, HIS POWER OF  
ATTORNEY IN FACT

Heather R. Dressor  
HEATHER R. DRESSOR

Marilyn I. Dressor  
MARILYN I. DRESSOR

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on 1/15/04 by MARK D. DRESSOR and HEATHER R. DRESSOR, HUSBAND AND WIFE, and MARILYN I. DRESSOR.



Marjorie A. Stuart  
(Notary Public for Oregon)

My commission expires

12/20/06

2:00 AM