

'04 MAR 26 PM 12:21



After recording return to:  
Scott M. Nieman and Olena Nieman  
4950 Villa Drive  
Klamath Falls, OR 97603

Until a change is requested all tax statements  
shall be sent to the following address:  
Scott M. Nieman and Olena Nieman  
4950 Villa Drive  
Klamath Falls, OR 97603

File No.: 7021-280386 (SAC)  
Date: March 10, 2004

THIS SPACE RESERVED FOR RECORDER'S USE

Vol M04 Page 16962

State of Oregon, County of Klamath  
Recorded 03/26/2004 12:21 p.m.  
Vol M04 Pg 16962-64  
Linda Smith, County Clerk  
Fee \$ 31.00 # of Pgs 3

### STATUTORY SPECIAL WARRANTY DEED

**CitiFinancial, Inc., Grantor, conveys and specially warrants to Scott M. Nieman and Olena Nieman as tenants by the entirety, Grantee, the following described real property free of liens and encumbrances created or suffered by the Grantor, except as specifically set forth herein:**

**Lot 32 in Block 13 of Tract No. 1220, Fourth Addition to the Meadows, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

**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.**

**The true consideration for this conveyance is \$150,000.00.**

CitiFinancial, Inc.

**\*\* Page 1 is an actual copy of page 2. \*\***



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16963

### STATUTORY SPECIAL WARRANTY DEED

CitiFinancial, Inc., Grantor, conveys and specially warrants to Scott M. Nieman and Olena Nieman and heirs by the entirety, Grantee, the following described real property free of liens and encumbrances created or suffered by the Grantor, except as specifically set forth herein:

Lot 32 in Block 13 of Tract No. 1220, Fourth Addition to the Meadows, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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The true consideration for this conveyance is \$150,000.00.

CitiFinancial, Inc.

STATUTORY SPECIAL WARRANTY DEED

Michael G. Saulsbury  
Vice President

16964

APN: 041

Statutory Special Warranty Deed  
- continued

File No.: 7021-200306 (SAC)  
Date: 03/10/2004

STATE OF Maryland )  
~~Oregon~~ )  
County of Baltimore ) ss.

This instrument was acknowledged before me on this 11 day of March, 2004  
by as of , on behalf of the .

AMY E. K. BITZ  
Notary Public  
Baltimore County  
Of the State of Maryland  
Commission Expires Oct 1, 2005

Amy E. K. Bitz  
Notary Public for Oregon Maryland  
My commission expires: 10-1-05