

04 APR 1 10:42

After recording return to:

DENNIS ^{J.} NICHOLS
17466 RAIL DRIVE
BEND, OR 97707

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Until a change is requested tax statements
shall be sent to the following address:
SAME AS ABOVE

State of Oregon, County of Klamath
Recorded 04/01/2004 10:42 a m
Vol M04 Pg 18550
Linda Smith, County Clerk
Fee \$ 2/00 # of Pgs 1

TITLE ORDER NO: 00058472 Aspen
ESCROW NO: DB-53237

WARRANTY DEED -- STATUTORY FORM
(INDIVIDUAL or CORPORATION)

ANTHONY A. HUGEBACK and RUTH A. HUGEBACK Grantor,

conveys and warrants to:

DENNIS ^{J.} NICHOLS and JANNA J. STREETER, Grantee,

the following described real property free of encumbrances except as
specifically set forth herein:

Lot 15, Block 2, Tract No. 1098, SPLIT RAIL RANCHOS, according to the
official plat thereof on file in the office of the Clerk of Klamath
County, Oregon.

THIS PROPERTY IS FREE OF LIENS AND ENCUMBRANCES, EXCEPT:

All those items of record, as of the date of this Deed, including easements,
covenants, conditions and restrictions of record, if any; and including any
real property taxes due but not yet payable.

Tax Account No: R137701 Map No: R-2310-035AO-03200-000

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 \$16,500.00 .

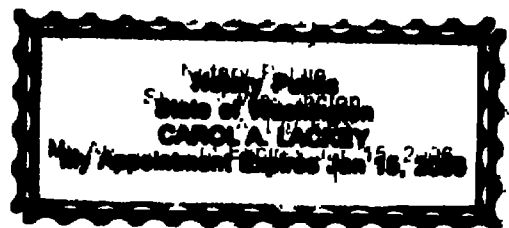
If grantor is a corporation, this has been signed by authority of the Board of
Directors.

Dated this 2nd day of February, 2004.

GRANTOR(S):

Anthony A. Hugeback
ANTHONY A. HUGEBACK

Ruth A. Hugeback
RUTH A. HUGEBACK



Washington
STATE OF OREGON, County of Clark ss.

This instrument was acknowledged before me on Feb 2, 2004,
by ANTHONY A. HUGEBACK and RUTH A. HUGEBACK

Carol A. Lacey
Notary Public for Oregon
Washington

My commission expires: 01-15-06

21.00