

04 APR 26 PM 10:54

WTC-64606 TM



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THIS SPACE RESERVED FOR RECORDER'S USE

State of Oregon, County of Klamath
Recorded 04/26/2004 10:54 a m
Vol M04 Pg 24811
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

After recording return to:
CHARLES WARREN NELSON, JR.
4213 JANA DRIVE
KLAMATH FALLS, OR 97601

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

CHARLES WARREN NELSON, JR.
4213 JANA DRIVE
KLAMATH FALLS, OR 97601

Escrow No. MT64606-TM

STATUTORY WARRANTY DEED

LOUISE ALTER, Grantor(s) hereby convey and warrant to CHARLES WARREN NELSON, JR. and PATRICIA GRACE NELSON, 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 35 of WEST PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3809-029CB-06300-000

Key No: 299974

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 \$87,500.00.

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 23rd day of April, 2004

Louise Alter
LOUISE ALTER

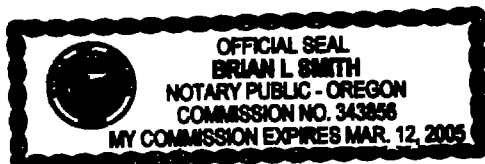
William E. Wilson
BY: WILLIAM E. WILSON, ATTORNEY IN FACT

State of Oregon
County of KLAMATH Marion

This instrument was acknowledged before me on 4/23, 2004 by WILLIAM E. WILSON AS ATTORNEY IN FACT FOR LOUISE ALTER.

Brian L. Smith
(Notary Public for Oregon)

My commission expires 3/12/05



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