



NTE-64496KR

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THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Jerry D. Mears, Sr.7348Klamath Falls, OR 97603

State of Oregon, County of Klamath

Recorded 05/14/2004 3:26 p.m.Vol M04 Pg 30254-55

Linda Smith, County Clerk

Fee \$ 26.00 # of Pgs 2

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

Jerry D. Mears, Sr.7348Klamath Falls, OR 97603Escrow No. MT64496-KR**STATUTORY WARRANTY DEED**

Nelsons' Sage Meadows, LLC, an active Nevada limited liability company, Grantor(s) hereby convey and warrant to **Jerry D. Mears, Sr.**, 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:

LEGAL DESCRIPTION

Lot 7, Tract 1288, "SAGE MEADOWS", according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

ALSO a portion of Lot 6 of "Tract 1288 - SAGE MEADOWS", situated in the NE1/4 of Section 13, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at the Southeast corner of said Lot 6, as marked by a 5/8" iron pin with True - Line Surveying, Inc., plastic cap; thence South 70° 46' 03" West along the Southerly lot line of said Lot 6, 143.22 feet to the Southwest corner of said Lot 6; thence North 68° 46' 23" East 143.40 feet to a point on the Westerly right of way line of Ruth Drive; thence along said right of way line on the arc of a curve to the left (radius point bears North 72° 58' 03" East 130.00 feet and central angle equals 02° 12' 00") 4.99 feet to the point of beginning, with bearings based on plat of "Tract 1288 - SAGE MEADOWS" on file in the office of the Klamath County Clerk.

Tax Account No: 3909-013AA-08400-000Key No: 885312Tax Account No: 3909-013AA-08300-000 (with other property)Key No: 885311

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 **\$157,000.00**.

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 14th day of May, 2004

NELSONS' SAGE MEADOWS, LLC, an active Nevada limited liability company

BY: [Signature]
PATRICIA A. NELSON, MANAGER

2600

State of Oregon
County of KLAMATH

30255

This instrument was acknowledged before me on May 14, 2004 by PATRICIA A. NELSON, MANAGER OF NELSONS' SAGE MEADOWS, LLC, AN ACTIVE NEVADA LIMITED LIABILITY COMPANY.



Kristi L. Redd
(Notary Public for Oregon)

My commission expires 11/16/2007