

'04 MAY 18 AM 10:14

WARRANTY DEED

State of Oregon, County of Klamath
Recorded 05/18/2004 10:14 a m
Vol M04 Pg 30861
Linda Smith, County Clerk
Fee \$ 21⁰⁰ # of Pgs 1

JANET MARIE NETTLETON, Grantor hereby grants, bargains, sells, warrants and conveys to:

JANET M. NETTLETON, sole Trustee, or her successors in trust, under the JANET M. NETTLETON LIVING TRUST dated May 8, 2004, and any amendments thereto.

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the following described real property, free of encumbrances except as specifically set forth herein in the County of KLAMATH and State of Oregon, to wit:

LOT 12 AND 13 IN BLOCK 35 OF HOT SPRINGS ADDITION TO THE CITY OF KLAMATH FALLS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON

KEY #217143

3809-028BC-06200-000

SUBJECT TO: all those items of record and those apparent upon the land, if any, as of the date of this deed and those shown below, if any: and the grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whosoever, except those claiming under the above described encumbrances.

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 and actual consideration for this conveyance is \$.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 2841 Thunderbird Dr., Sierra Vista, AZ 85650

*For disclosure purposes, the name and address of the beneficiary of the Trust is JANET M. NETTLETON, 2841 Thunderbird Dr., Sierra Vista, AZ 85650.

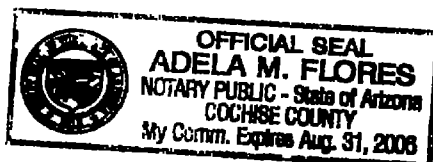
Dated this 8th day of May, 2004.

BY: Janet M. Nettleton
JANET M. NETTLETON, Grantor

State of Arizona)
County of Cochise) ss

This instrument was acknowledged before me this 8th day of May, 2004, by JANET M. NETTLETON.

Adela M. Flores
Notary Public



Return to:
Flores & Flores, P.C.
315 Bartow Dr.
Sierra Vista, AZ 85650

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