

10:11:01 AM JUN 16 2004

MT65395 KR

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State of Oregon, County of Klamath  
Recorded 06/16/2004 11:01 a m  
Vol M04 Pg 38688  
Linda Smith, County Clerk  
Fee \$ 2100 # of Pgs 1

After recording return to:

Nick Oosterman

4811 Onyx Avenue

Klamath Falls, OR 97603

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

Nick Oosterman

4811 Onyx Avenue

Klamath Falls, OR 97603

Escrow No. MT65395-KR

### STATUTORY WARRANTY DEED

**SADIE L. NELSON**, Grantor(s) hereby convey and warrant to **Nick Oosterman**, 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 36 of FIRST ADDITION TO SUMMERS LANE HOMES 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.**

**Tax Account No: 3909-011BA-04600-000**

**Key No: 550503**

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 **\$102,500.00**.

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 15<sup>th</sup> day of June, 2004.

ⓧ Sadie L. Nelson  
SADIE L. NELSON

ⓧ BY: Robert L. Anderson Jr. her attorney in fact  
Robert L. Anderson Jr., Her Attorney-in-Fact

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on June 5, 2004 by SADIE L. NELSON ROBERT L. ANDERSON, JR.  
attorney-in-fact for Sadie L. Nelson



Kristi L. Redd  
(Notary Public for Oregon)

My commission expires 11/16/2007

2/00 am