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EA

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.



PACIFIC SERVICE CORPORATION
HC71, Box 495C & P. Browning
Hanover, NM 88041
Ms Celia A. Nipper
275 Crastridge Dr.
Danville, CA 94506

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SPACE RESERVED
FOR
RECORDER'S USE

State of Oregon, County of Klamath
Recorded 06/23/2004 10:40 a m
Vol M04 Pg 40450
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

After recording, return to (Name, Address, Zip):
Ms Celia A. Nipper
275 Crastridge Dr.
Danville, CA 94506

Mail requested otherwise, send all correspondence to (Name, Address, Zip):

Ms Celia A. Nipper
275 Crastridge Dr.
Danville, Ca 94506

WARRANTY DEED

Aspen 6/1/02

KNOW ALL BY THESE PRESENTS that

PACIFIC SERVICE CORPORATION A NEVADA CORPORATION

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by

Celia A. Nipper

hereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in **KLAMATH** County, State of Oregon, described as follows, to-wit:

LOT 12, BLOCK 10, KLAMATH FALLS FOREST ESTATES, SYCAN UNIT, NLY 415' OF ELY 1035'

KLAMATH COUNTY, OREGON

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except (if no exceptions, so state):

and that grantor will warrant and forever defend the premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 8500.00. ☒ However, the actual consideration consists of or includes other property or value given or promised which is ☐ the whole ☐ part of the (indicate which) consideration. (The sentence between the symbols ☒ and ☐, if not applicable, should be deleted. See ORS 93.030.)

In witness whereof, the grantor has executed this instrument on 6-9-04; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.

William T. Richert

STATE OF Oregon, County of Clatsop) ss.

This instrument was acknowledged before me on

by

This instrument was acknowledged before me on 6-9-04

by

as

William T. Richert
President

Pacific Service Corp.

Richert

Notary Public for Oregon *William T. Richert*
My commission expires Dec. 12, 2006

