



WTC -65827 KR

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State of Oregon, County of Klamath
 Recorded 08/03/04 2:51 p m
 Vol M04 Pg 50978
 Linda Smith, County Clerk
 Fee \$ 2.00 # of Pgs 1

After recording return to:

Dale W. Doty

1324 Johnson Ave.

Klamath Falls, OR 97601

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

Dale W. Doty

1324 Johnson Ave.

Klamath Falls, OR 97601

Escrow No. MT65827-KR

STATUTORY WARRANTY DEED

NELSONS' SAGE MEADOWS, LLC, an active Nevada Limited Liability Company, Grantor(s) hereby convey and warrant to **Dale W. Doty**,

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

Tax Account No: 3909-013AA-08000-000

Key No: 885308

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 **\$145,000.00**.

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

2 day of August 2004

NELSONS' SAGE MEADOWS, LLC, an active Nevada Limited Liability Company

BY:

Patricia A. Nelson

Patricia A. Nelson, Manager

State of

County of

Oregon
Klamath

This instrument was acknowledged before me on

Aug 2, 2004

by NELSONS' SAGE MEADOWS, LLC, an active Nevada Limited Liability Company.

Samara L. McGinnis
 (Notary Public)

My commission expires

12/17/05



2/00 am