



State of Oregon, County of Klamath
 Recorded 08/18/04 11:39a m
 Vol M04 Pg 54297-98
 Linda Smith, County Clerk
 Fee \$ 26.00 # of Pgs 2

After recording return to:
 Degan Parker and Nicole M. Parker
~~3249 East Langell Valley Road~~ PO Box 404
 Bonanza, OR 97623

Until a change is requested all tax statements
 shall be sent to the following address:
 Degan Parker and Nicole M. Parker
~~3249 East Langell Valley Road~~ PO Box 404
 Bonanza, OR 97623

File No.: 7021-431335 (SAC)
 Date: August 11, 2004

STATUTORY WARRANTY DEED

Donald Nelson, Grantor, conveys and warrants to **Degan Parker and Nicole M. Parker as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Tract 6, RIVERSIDE TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

ALSO, that portion of the SW1/4 of the SW1/4 of Section 11, Township 39 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, lying North of the Bonanza-Langell Valley Road, **EXCEPT** that portion conveyed to Steve and May Josse by Warranty Deed recorded August 30, 1977 in Volume M77 Page 15994, records of Klamath County, Oregon.

ALSO EXCEPTING THEREFROM a portion of the SW1/4 SW1/4 of Section 11, Township 39 South, Range 11 East of the Willamette Meridian, described as follows:

Beginning at a point on the South line of Bonanza-Lorella County Road which is 742 feet East along the said line from the West line of the SW1/4 SW1/4 of Section 11, Township 39 South, Range 11 East of the Willamette Meridian; thence continuing East along said line a distance of 448 feet; thence South 140 feet; thence West 448 feet, more or less, to a point due South of the point of beginning; thence North 140 feet, more or less, to the point of beginning.

This property is free from liens and encumbrances, EXCEPT:

54298

APN: 604180

Statutory Warranty Deed
- continued

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1. An existing Deed of Trust with **Umpqua Bank Mortgage** recorded **June 25, 2001** under Recording No. **M01, 30570**, which shall continue to be the obligation of the Grantor(s) herein. Grantor(s) herein agrees to pay said encumbrance in accordance with the terms and conditions contained therein and agrees to pay said encumbrance in full no later than full payment to Grantor(s) of that certain debt being executed by Grantee(s) and recorded simultaneously herewith.
2. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

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 consideration for this conveyance is **\$192,000.00**. (Here comply with requirements of ORS 93.030)

Dated this 12 day of August, 2004

Donald Nelson
Donald Nelson

STATE OF Oregon)
County of Klamath)ss.
)

This instrument was acknowledged before me on this 12 day of August, 2004
by **Donald Nelson**.



Stacy Collins
Notary Public for Oregon

My commission expires: 8/2/07