

04 AUG 20 AM 11:29

Vol M04 Page 55064

435044

After recording return to:
WESTERN TITLE & ESCROW COMPANY
16455 WILLIAM FOSS ROAD
LA PINE, OR 97739

State of Oregon, County of Klamath
Recorded 08/20/04 11:29 a m
Vol M04 Pg 55064
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

Until a change is requested all tax statements
shall be sent to the following address:
RICKIE S. SIMON
PO BOX 2567
LA PINE, OR 97739

WARRANTY DEED -- STATUTORY FORM

JAMES M. NELSON, an individual, Grantor,

conveys and warrants to

RICKIE S. SIMON, an individual, Grantee,

the following described real property, free of encumbrances except as
specifically set forth herein, to wit:

Lot 4 in Block 8 of Wagon Trail Acreages Number 1, Second Addition,
according to the official plat thereof on file in the office of the
County Clerk of Klamath County, Oregon.

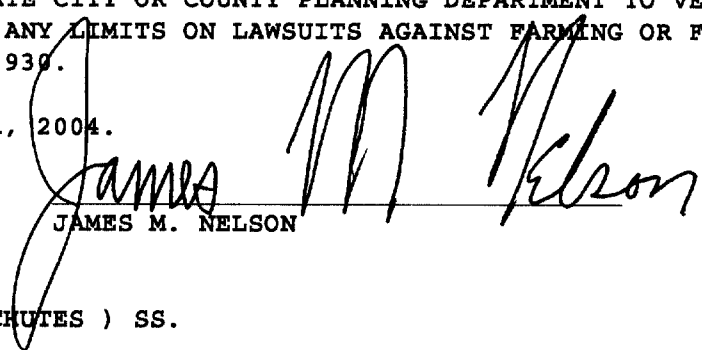
Tax Account No(s): 129122
Map/Tax Lot No(s): 2309-001CO-03400

This property is free from encumbrances, EXCEPT: All those items of record, if
any, as of the date of this deed, including any real property taxes due, but
not yet payable.

The true consideration for this conveyance is \$65,000.00 .

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 19th day of August, 2004.


JAMES M. NELSON

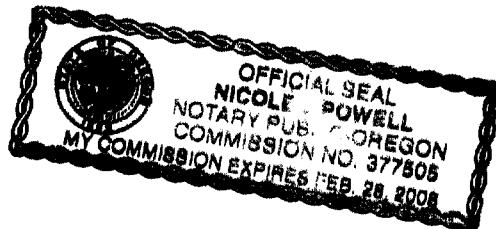
STATE OF OREGON, COUNTY OF DESCHUTES) SS.

This instrument was acknowledged before me on August 19th, 2004 by JAMES M.
NELSON.



(Notary Public for Oregon)

My commission expires 2/28/08



TITLE NO. 7029435044
ESCROW NO. 14-0066104

Fair-