

Returned to Counter

CLAUDIA NIKOLA
5011 BURGDOFF RD
BONANZA, OR 97623

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State of Oregon, County of Klamath
Recorded 10/12/04 2:45 p m
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Linda Smith, County Clerk
Fee \$ 3.00 # of Pgs 3

'04 OCT 12 PM 2:45

STATUTORY WARRANTY DEED

JOHN NIKOLA and CLAUDIA NIKOLA, husband and wife, Grantors, convey and warrant an undivided one-third interest to CHAD ELBERT and NIKKI ELBERT, husband and wife, Grantees, in the following described real property, free of encumbrances except as specifically set forth herein:

See attached Exhibit "A".

SUBJECT TO reservations and restrictions of record, easements and rights of way of record and those apparent on the land, contracts and/or liens for irrigation and/or drainage.

The true and actual consideration for this conveyance is \$1.00 plus other valuable consideration.

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.

Until a change is requested, all tax statements are to be sent to the following address: 5011 Burgdorf Road, Bonanza, Oregon 97623.

Dated this 4 day of October, 2004.

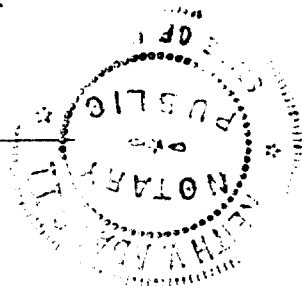
John Nikola
John Nikola

Claudia Nikola
Claudia Nikola

STATE OF HAWAII]
] ss.
CITY AND County of HONOLULU]

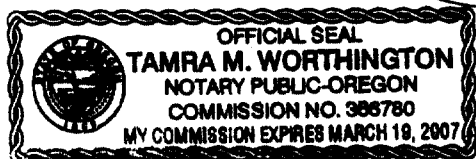
The foregoing instrument was acknowledged before me this 4 day of September, 2004, by JOHN NIKOLA.
OCTOBER

Keith Adams
Notary Public for Oregon
My Commission expires: 7/31/05



STATE OF OREGON]
] ss.
County of Klamath]

The foregoing instrument was acknowledged before me this 12th day of ~~September~~ October, 2004, by CLAUDIA NIKOLA.



Tamra M. Worthington
Notary Public for Oregon

My Commission expires: March 19, 07

EXHIBIT A

A tract of land situated in the $N\frac{1}{2}$ $NE\frac{1}{4}$ of Section 19, T39S, R11EWM, Klamath County, Oregon, more particularly described as follows:

Beginning at the north one-fourth corner of said Section 19; thence $S00^{\circ} 14' 04''$ W 1326.94 feet to the southwest corner of the $NW\frac{1}{4}$ $NE\frac{1}{4}$ of said Section 19; thence $N89^{\circ} 47' 39''$ E 1327.44 feet to the southeast corner of the $NW\frac{1}{4}$ $NE\frac{1}{4}$ of said section 19; thence $N50^{\circ} 13' 50''$ E 289.93 feet to the southwesterly right-of-way line of the County Road; thence following said line: northwesterly along the arc of a curve to the right (central angle= $30^{\circ} 54' 45''$ and radius=670 feet) 361.29 feet; thence $N10^{\circ} 07' 20''$ W 623.01 feet; thence northerly along the arc of a curve to the right (central angle= $09^{\circ} 01' 22''$ and radius=1310 feet) 206.30 feet to the north line of said Section 19; thence $S89^{\circ} 49' 58''$ W along the north line of said Section 19 1261.18 feet to the point of beginning, containing 41.71 acres, more or less.

SUBJECT TO reservations and restrictions of record, easements and rights of way of record and those apparent on the land, contracts and/or liens for irrigation and/or drainage.