

04 OCT 15 PM 2:44

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After Recording Return to:

NICOLE A. STEINER

1802 Bisch St
Klamath Falls, OR 97601

Until a change is requested all tax statements

Shall be sent to the following address:

NICOLE A. STEINER

Same As Above

State of Oregon, County of Klamath

Recorded 10/15/04 2:44 p m

Vol M04 Pg 70366

Linda Smith, County Clerk

Fee \$ 2100 # of Pgs 1

ASADL 51913AF
WARRANTY DEED
(INDIVIDUAL)

STEVE A. JAYNE, herein called grantor, convey(s) to NICOLE A. STEINER, AN ESTATE IN FEE SIMPLE all that real property situated in the County of KLAMATH, State of Oregon, described as:

Lot 11, Block 12, ELDORADO ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is **\$81,550.00.**

(here comply with the requirements of ORS 93.930)

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 10-14-04

Steve A. Jayne
STEVE A. JAYNE

STATE OF OREGON, County of Klamath) ss.

On Oct. 14, 04 personally appeared the above named STEVE A. JAYNE and acknowledged the foregoing instrument to be his/her/their voluntary act and deed.

This document is filed at the request of:

Before me: *Adrien Fleeck*
Notary Public for Oregon
My commission expires: 12-3-06



525 Main Street
Klamath Falls, OR 97601
Order No.: 00059913

Official Seal



21A