

DA

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IF

Vol M04 Page 72055

04 SEP 28 PM 3:21

Julie M. Larman, Per. Rep

4303 Meadow Drive

Klamath Falls, OR 97603

Grantor's Name and Address

Julie M. Larman/Gregory W. Nelson

4303 Meadow Drive

Klamath Falls, OR 97603

Grantee's Name and Address

Vol M04 Page 65057

State of Oregon, County of Klamath

Recorded 10/22/2004 11:02 a mVol M04 Pg 72055

Linda Smith, County Clerk

Fee \$ 21.00 # of Pgs 1

SPACE RESERVED

FOR

RECORDER'S USE

State of Oregon, County of Klamath

Recorded 09/28/04 3:21 p mVol M04 Pg 65057

Linda Smith, County Clerk

Fee \$ 21.00 # of Pgs 1

After recording, return to (Name, Address, Zip):

Julie M. Larman

4303 Meadow Drive

Klamath Falls, OR 97603

Until requested otherwise, send all tax statements to (Name, Address, Zip):

Julie M. Larman

4303 Meadow Drive

Klamath Falls, OR 97603

04 OCT 22 PM 11:02

## WARRANTY DEED

KNOW ALL BY THESE PRESENTS that JULIE M. LARMAN, Personal Representative  
of the estate of Mary E. Nelson,

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by

JULIE M. LARMAN and GREGORY W. NELSON,hereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:Lot 29, in Block 6, SECOND ADDITION TO BUREKER PLACE, Klamath  
County, Oregon

\*Being recorded so Deeds are in proper order.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except (if no exceptions, so state):  
None

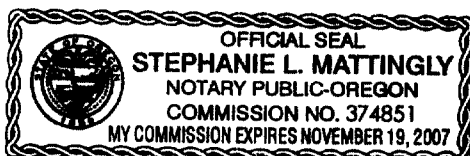
\_\_\_\_\_, and that grantor will warrant and forever defend the premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ per ct order. <sup>(1)</sup> However, the actual consideration consists of or includes other property or value given or promised which is ☐ the whole ☐ part of the (indicate which) consideration. <sup>(2)</sup> (The sentence between the symbols <sup>(1)</sup>, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In witness whereof, the grantor has executed this instrument on September 16, 2004; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.

Julie M. Larman  
JULIE M. LARMAN, Personal Rep.STATE OF OREGON, County of Klamath ss.This instrument was acknowledged before me on \_\_\_\_\_  
by Julie M. LarmanThis instrument was acknowledged before me on \_\_\_\_\_  
by \_\_\_\_\_  
as \_\_\_\_\_  
of \_\_\_\_\_Stephanie L. Mattingly  
Notary Public for Oregon  
My commission expires 11/19/2007

\$21 ✓