

MTZ-66075 KR



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State of Oregon, County of Klamath
Recorded 11/04/04 3:24 p.m.

THIS SPACE IS

Vol M04 Pg 75947
Linda Smith, County Clerk
Fee \$ 2/00 # of Pgs 1

After recording return to:

Cherie L. Van Horsen

P O Box 295

APTOS, CA 95001

Until a change is requested all
tax statements shall be sent to
The following address:

Cherie L. Van Horsen

P O Box 295

APTOS, CA 95001

Escrow No.

MT66075-KR

STATUTORY WARRANTY DEED

Nelsons' Sage Meadows, LLC, an Active Nevada Limited Liability Company, Grantor(s) hereby convey and warrant to **Cherie L. Van Horsen**, Grantee(s) the following described real property in the County of **KLAMATH** and State of Oregon, free of encumbrances except as specifically set forth herein:

Lot 17, Tract 1288 "SAGE MEADOWS", according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3909-013AA-09400-000

Key No: 885322

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

The true and actual consideration for this conveyance is **\$157,000.00**.

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 28th day of October 28, 2004

Nelsons' Sage Meadows, LLC, an Active Nevada Limited Liability Company

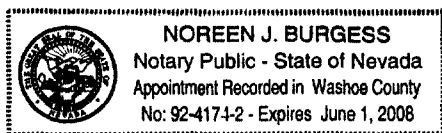
Patricia A. Nelson
PATRICIA A. NELSON, MANAGER

State of Nevada
County of Washoe

This instrument was acknowledged before me on October 28, 2004 by Patricia A. Nelson, as Manager for Nelsons' Sage Meadows, LLC, an Active Nevada Limited Liability Company.

Noreen J. Burgess
Notary Public

My commission expires June 1, 2008



2/00 am