



After recording return to:
Don Nelson
31807 Price Street
Bonanza, OR 97623

Until a change is requested all tax statements
shall be sent to the following address:
Don Nelson
31807 Price Street
Bonanza, OR 97623

File No.: 7021-479208 (SAC)
Date: December 17, 2004

State of Oregon, County of Klamath
Recorded 12/23/04 12:24 pm
Vol M04 Pg 87972-73
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

STATUTORY WARRANTY DEED

Matthew A. Brown and Rachelle L. Brown, husband and wife, Grantor, conveys and warrants to **Don Nelson**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Parcel 1

Lot 6, Block 5, Town of Bonanza, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Parcel 2

Lot 7 and the Westerly 50 feet of Lots 8, Block 5, Town of Bonanza, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

This property is free from liens and encumbrances, EXCEPT:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

265

87973

APN: 607409

Statutory Warranty Deed
- continued

File No.: 7021-479208 (SAC)
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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.

The true consideration for this conveyance is **\$80,000.00**. (Here comply with requirements of ORS 93.030)

Dated this 03 day of December, 2004.

Matthew A. Brown
Matthew A. Brown

Rachelle L. Brown
Rachelle L. Brown

STATE OF Oregon)
County of Klamath)ss.
)

This instrument was acknowledged before me on this 03 day of December, 2004,
by **Matthew A. Brown and Rachelle L. Brown.**

[Signature]
Notary Public for Oregon
My commission expires: 8/2/07

