

04 DEC 28 PM 1:09

Vol M04 Page 88681

After Recording Return to:

JOHN CLAIR WILDS and VIOLET M. WILDS

7343 Ruth Dr.
Klamath Falls, OR 97603

Until a change is requested all tax statements

Shall be sent to the following address:

JOHN CLAIR WILDS and VIOLET M. WILDS

Same as Above

State of Oregon, County of Klamath

Recorded 12/28/04 1:09 P m

Vol M04 Pg 88681

Linda Smith, County Clerk

Fee \$ 21 # of Pgs 1

Aspen 59926AF
WARRANTY DEED
(INDIVIDUAL)

NELSONS SAGE MEADOWS LLC, herein called grantor, convey(s) to JOHN CLAIR WILDS and VIOLET M. WILDS, not as tenants in common but with full rights of survivorship all that real property situated in the County of KLAMATH, State of Oregon, described as:

Lot 12, Tract No. 1288, SAGE MEADOWS, 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 **\$142,500.00.**

(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 12-27-04

NELSONS SAGE MEADOWS LLC

David J. Nelson Patricia A. Nelson
BY

Nevada Washoe
STATE OF ~~OREGON~~, County of ~~Klamath~~ ss.

On December 27, 2004 personally appeared the above named NELSONS SAGE MEADOWS LLC and acknowledged the foregoing instrument to be **their** voluntary act and deed.

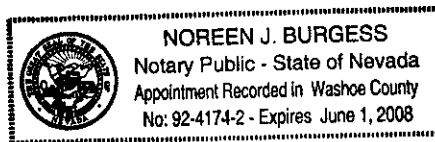
This document is filed at the request of:



525 Main Street
Klamath Falls, OR 97601
Order No.: 00059926

Before me: *Noreen J. Burgess*
Notary Public for ~~Oregon~~ *Nevada*
My commission expires: *June 1, 2008*

Official Seal



2702 X