

MT6-67504 SM



Vol M05 Page 03307

State of Oregon, County of Klamath  
 Recorded 01/14/05 3:57 m  
 THIS SPACE R Vol M05 Pg 03307  
 Linda Smith, County Clerk  
 Fee \$ 21 # of Pgs 1

After recording return to:  
 DAVID VERNON NUSS  
 2550 APPIAN WAY, #209  
 PINOLE, CA 94564

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

DAVID VERNON NUSS  
 2550 APPIAN WAY, #209  
 PINOLE, CA 94564

Escrow No. MT67504-SM

### STATUTORY WARRANTY DEED

**DOMINIC HAYDEN and MANDY HAYDEN, as tenants by the entirety**, Grantor(s) hereby convey and warrant to **DAVID VERNON NUSS**, 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 A in Block 68 of NICHOLS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

Tax Account No: 3809-029DC-02500-000 Key No:370903

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 **\$67,500.00**.

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.

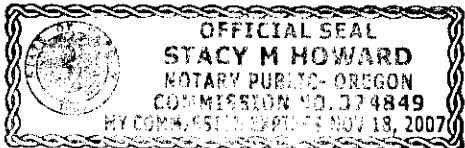
Dated this 4th day of Jan 2005

[Signature]  
 DOMINIC HAYDEN

[Signature]  
 MANDY HAYDEN

State of Oregon  
 County of KLAMATH

This instrument was acknowledged before me on Jan 4, 2005 by DOMINIC HAYDEN and MANDY HAYDEN.



[Signature]  
 (Notary Public for Oregon)  
 My commission expires 11/18/2007

2/10 am