

05 FEB 28 PM 3:17

NTC- 66918 TM

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State of Oregon, County of Klamath
Recorded 02/28/2005 3:17 p.m.
Vol M05 Pg 13241
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

THIS SPACE RESERVED FOR F

After recording return to:

BRADLEY D. HIXON

4229 EL CERRITO WAY

KLAMATH FALLS, OR 97603

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

BRADLEY D. HIXON

4229 EL CERRITO WAY

KLAMATH FALLS, OR 97603

Escrow No. MT66918-TM

STATUTORY WARRANTY DEED

NELSONS' SAGE MEADOWS, LLC AN ACTIVE NEVADA LIMITED LIABILITY COMPANY,
Grantor(s) hereby convey and warrant to **BRADLEY D. HIXON and NICOLE M. HIXON, as tenants by the**
entirety, 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 14, 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-09100-000

Key No: 885319

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 **\$161,700.00.**

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 25th day of February, 2005

NELSONS SAGE MEADOWS, LLC

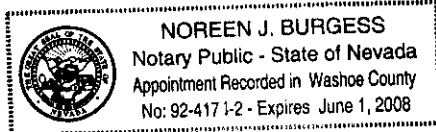
BY: Patricia A. Nelson
PATRICIA A. NELSON, MEMBER

State of Nevada
County of Washoe

This instrument was acknowledged before me on February 25, 2005 by PATRICIA A. NELSON AS MEMEBER OF
NELSONS' SAGE MEADOWS, LLC AN ACTIVE NEVADA LIMITED LIABILITY COMPANY.

Noreen J. Burgess
(Notary Public)

My commission expires June 1, 2008



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