

05 FEB 28 PM 3:17

MTZ-68146MS

13265

Vol M05 Page



State of Oregon, County of Klamath  
Recorded 02/28/2005 3:17 PM  
Vol M05 Pg 13265  
Linda Smith, County Clerk  
Fee \$ 21.00 # of Pgs 1

THIS SPACE RESERVED FOR RE

After recording return to:  
Deborah K. Masters  
523 Olive Street  
Sausalito, CA 94965

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

Deborah K. Masters  
523 Olive Street  
Sausalito, CA 94965

Escrow No. MT68146-MS

STATUTORY WARRANTY DEED

Richard W. Nelson and Christina L. Nelson, as tenants by the entirety, Grantor(s) hereby convey and warrant to Deborah K. Masters, 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:

The Westerly 59.5 feet of Lot 4, Block 5, The ORIGINAL TOWN OF LINKVILLE, now KLAMATH FALLS ORIGINAL ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3809-032BD-06700-000 Key No: 475435

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 \$210,000.00.

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.

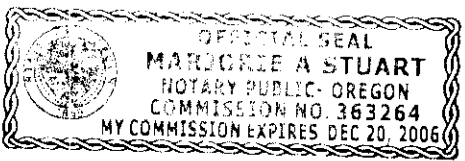
Dated this 28th day of Feb, 2005

X [Signature of Richard W. Nelson]  
Richard W. Nelson

X [Signature of Christina L. Nelson]  
Christina L. Nelson

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on 2/28, 2005 by Richard W. Nelson and Christina L. Nelson.



[Signature of Notary Public]  
(Notary Public for Oregon)

My commission expires 12/20/06

2/20