

05 MAR 24 AM 10:37

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After Recording Return to:

JOE D. ERWIN and JOANN ERWIN

530 Hongbrianch Rd
Simi Valley CA 93065

State of Oregon, County of Klamath

Recorded 03/24/2005 10:37a m

Vol M05 Pg 19390

Linda Smith, County Clerk

Fee \$ 21.00 # of Pgs 1

Until a change is requested all tax statements
Shall be sent to the following address shown above:

Aspen 61065 MA

**SPECIAL
WARRANTY DEED**

GAYLE PAYNE NICHOLSON, herein called Grantor, convey(s) to JOE D. ERWIN and JOANN ERWIN, tenants by the entirety, herein called Grantees, the following described real property free of encumbrances created or suffered by the grantor, except as specifically set forth herein, situated in the County of Klamath, State of Oregon, described as follows:

Lots 6 and 7 and the Southerly part of Lot 3 which lays South of and parallel to a line which is 75 feet South of and parallel to the North line of Block 17, all in Block 17, ELDORADO HEIGHTS ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

Code 001, Map 3809-020DD, Tax Lot 10900 Key No. 172896

This property is free of encumbrances created or suffered by the Grantor, EXCEPT: None

The true and actual consideration for this transfer is **\$28,000.00.**
(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 March 21, 2005.

Gayle Payne Nicholson
GAYLE PAYNE NICHOLSON

STATE OF OREGON, County of **Klamath**) ss.

On March 22, 2005 personally appeared the above named GAYLE PAYNE NICHOLSON and acknowledged the foregoing instrument to be her voluntary act and deed.

This document is filed at the request of:



525 Main Street
Klamath Falls, OR 97601
Order No.: 00061065

Before me: Marlene T. Addington
Notary Public for Oregon
My commission expires: **March 22, 2005**

Official Seal

