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mtc-68982

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State of Oregon, County of Klamath
Recorded 04/04/2005 3:28 PM
Vol M05 Pg 23019
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

WARRANTY DEED -- STATUTORY FORM

CECIL NICHOLSON, Grantor,

conveys and warrants to

JOE W. DELLINGER, Grantee,

the following described real property, free of encumbrances except as specifically set forth herein, to wit:

Lot 1 in Block 12 of Tract No. 1042, TWO RIVERS NORTH, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Together with a 1964 PACFA MOBILE HOME, VIN #5370, Title #9133766546.

Tax Account No(s): 163557 M-008162

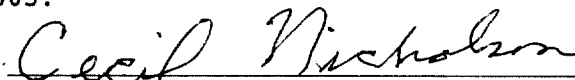
Map/Tax Lot No(s): 2607-001A0-06000-000 M873302

This property is free from encumbrances, EXCEPT: All those items of record, if any, as of the date of this deed, including any real property taxes due, but not yet payable.

The true consideration for this conveyance is \$24,000.00 .

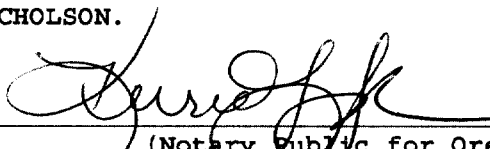
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

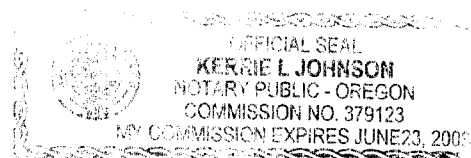
Dated this 1ST day of ~~March~~ ^{APRIL}, 2005.


CECIL NICHOLSON

STATE OF OREGON, COUNTY OF KLAMATH) SS.

This instrument was acknowledged before me on ~~March~~ ^{APRIL} 1ST, 2005 by CECIL NICHOLSON.


(Notary Public for Oregon)
My commission expires 6/23/08



After recording return to:
WESTERN TITLE & ESCROW COMPANY OF LANE COUNTY
497 OAKWAY ROAD, SUITE 340
EUGENE, OR 97401

Until a change is requested all tax statements shall be sent to the following address:
JOE W. DELLINGER
P.O. BOX 600
WALTEVILLE, OR 97489

TITLE NO. 50-0124505
ESCROW NO. 50-0124505

2/10 AM