

05 APR 19 AM 11:37

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State of Oregon, County of Klamath
Recorded 04/19/2005 11:37a m
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Linda Smith, County Clerk
Fee \$ 21⁰⁰ # of Pgs 1

After recording return to:
WESTERN TITLE & ESCROW COMPANY
16455 WILLIAM FOSS ROAD
LA PINE, OR 97739

Until a change is requested all tax statements
shall be sent to the following address:
NANCY & BRIAN SHAW
3107 SE KELVIN
MILWAUKIE, OR 97222

18 537795

WARRANTY DEED -- STATUTORY FORM

CAROL M. NOLAND, an estate in fee simple, Grantor,

conveys and warrants to

NANCY L. SHAW and, Grantee,

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

Lot 11 in Block 1, Plat No. 1204, Little River Ranch, according to the
official plat thereof on file in the office of the County Clerk of
Klamath County, Oregon.

Tax Account No(s): 669391
Map/Tax Lot No(s): 2309-2A-1300

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 \$41,000.00 .

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 13 day of April, 2005.

[Signature]
CAROL M. NOLAND

STATE OF CALIFORNIA, COUNTY OF VENTURA ss.

This instrument was acknowledged before me on April 13, 2005 by CAROL M.
NOLAND.

[Signature] Mala H. Patel

(Notary Public)

My commission expires NOV. 26, 2006

TITLE NO. 14-0011305
ESCROW NO. 14-0011305

