

mtc-68762

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05 APR 27 PM 2:55



State of Oregon, County of Klamath
Recorded 04/27/2005 2:55 p m
Vol M05 Pg 30059
Linda Smith, County Clerk
Fee \$ 2.00 # of Pgs 1

THIS SPACE RESERVE

After recording return to:

Gloria M. Carroll

145519 Ranger Court

La Pine, OR 97739

Until a change is requested all

tax statements shall be sent to

The following address:

Gloria M. Carroll

145519 Ranger Court

La Pine, OR 97739

Escrow No. OM074478GC

STATUTORY WARRANTY DEED

Nelmstar, LLC, an Idaho Limited Liability Company, Grantor(s) hereby convey and warrant to **Gloria M. Carroll, an unmarried woman**, 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 55, Block 1 of TRACT 1098, SPLIT RAIL RANCHOS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Key No: 138041

2310-035B0-03900-000

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 **\$130,000.00**.

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 15th day of April, 2005.

Nelmstar, LLC

BY: Brian Nelms

Brian Nelms, Member



State of Oregon
County of Deschutes

On this 15th day of April, 2005, before me, Heather Camp the undersigned, a Notary Public in and for said State, personally appeared Brian Nelms as Manager of Nelmstar, LLC a Limited Liability Company, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same in such capacity.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year in this instrument first above written.

Heather Camp
Notary Public for Oregon
Residing at: AmeriTitle
Commission Expires: 8-16-08

2/00 am