



After recording return to:
Melody L. Hannah
4930 Sue Drive
Klamath Falls, OR 97601

Until a change is requested all tax statements
shall be sent to the following address:
Melody L. Hannah
4930 Sue Drive
Klamath Falls, OR 97601

File No.: 7021-604131 (SAC)
Date: July 14, 2005

THIS SPACE

State of Oregon, County of Klamath
Recorded 07/22/05 3:40 P m
Vol M05 Pg 56806-07
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

STATUTORY WARRANTY DEED

Peter P. Neilson and Ellanore M. Neilson as tenants by the entirety, Grantor, conveys and warrants to **Melody L. Hannah**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lot 4 Block 3 Tract 1203, Country Village, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

This property is free from liens and encumbrances, EXCEPT:

1. The Taxes, a lien not yet payable..
2. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

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.

The true consideration for this conveyance is **\$168,000.00**. (Here comply with requirements of ORS 93.030)

He

56807

APN: 697400

Statutory Warranty Deed
- continued

File No.: 7021-604131 (SAC)
Date: 07/14/2005

Dated this 19 day of July, 2005.



Peter P. Neilson



Ellanore M. Neilson

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this

19 day of July, 2005

by **Peter P. Neilson and Ellanore M. Neilson.**



Notary Public for Oregon
My commission expires:

8/2/07

