

After Recording Return to:

ROBERT NELSON

4078 South Sixth St.  
Klamath Falls, OR 97603Until a change is requested all tax statements  
Shall be sent to the person & address.

State of Oregon, County of Klamath

Recorded 07/25/05 2:06 p.m.Vol M05 Pg 57112-13

Linda Smith, County Clerk

Fee \$ 26.00 # of Pgs 2

'05 JUL 25 PM 2:06

## WARRANTY DEED

(INDIVIDUAL)

SHAWN R. PERKINS WHO ACQUIRED TITLE AS SHAWN FORTUNE AND EUGENE R. FORTUNE AND TERRY W. FORTUNE, herein called Grantors, convey(s) to ROBERT NELSON, herein called Grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

Lot 14, SCHIESEL TRACTS, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

TOGETHER WITH that vacated portion of Logan Street, as vacated by Commissioners Journal Volume M-75 at Page 2812, described as follows:

Beginning at the Southwest corner of Lot 14, Schiesel Tracts; thence North 0° 09' East along the Westerly line of said Lot 14, 90.3 feet, to the radius point of a curve to the right; thence South 89° 13' West, 25 feet to the Westerly line of said Schiesel Tracts; thence South 0° 09' West 90.3 feet to the Southwest corner of Schiesel Tracts; thence North 89° 13' East along the Southerly line of Schiesel Tracts, 25 feet to the point of beginning, dedicated May 14, 1958.

CODE 041 MAP 3909-002DD TL 01400 KEY #523357

and covenant(s) that grantor is the owner of the above-described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$115,000.00.  
(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 July 19, 2005.

Shawn R. Perkins  
SHAWN R. PERKINS

Eugene R. Fortune by Shawn R. Perkins  
EUGENE R. FORTUNE  
his atty in fact

Terry W. Fortune  
TERRY W. FORTUNE

STATE OF OREGON, County of Klamath) ss.

On July 21, 2005 personally appeared the above named ~~SHAWN R. PERKINS and EUGENE R. FORTUNE~~ and TERRY W. FORTUNE and acknowledged the foregoing instrument to be their voluntary act and deed.

This document is filed at the request of:



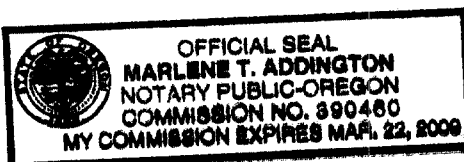
525 Main Street  
Klamath Falls, OR 97601  
Order No.: 00061939

Before me: Marlene T. Addington

Notary Public for Oregon

My commission expires: 3-22-2009

Official Seal



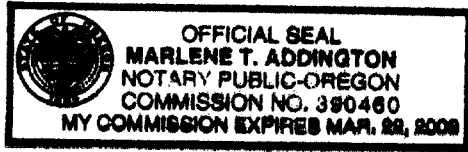
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STATE OF OREGON, County of **Klamath**) ss.

On July 25, 2005, personally appeared the above named **SHAWN R. PEKINS**, both for herself and as attorney in fact for **EUGENE R. FORTUNE**.

Before me: Marlene T. Addington  
Notary Public for Oregon  
My Commission Expires: March 22, 2009



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