

05 JUL 20 PM 0:44



MTK-70256 LW

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THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:
RONALD F. BEHNKE

13459 Klamath Springs
Klamath Falls, OR 97603

Until a change is requested all
tax statements shall be sent to
The following address:

RONALD F. BEHNKE

13459 Klamath Springs
Klamath Falls, OR 97603

Escrow No. MT70256-LW

Title No. 0070256

SWD

State of Oregon, County of Klamath
Recorded 07/29/05 3:44 Pm
Vol M05 Pg 59489 -
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

STATUTORY WARRANTY DEED

STEPHEN L. NICKEL and SHIRLEY M. NICKEL, Grantor(s) hereby convey and warrant to **RONALD F. BEHNKE**, 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:

The N 1/2 NE 1/4 NE 1/4 SE 1/4 of Section 12, Township 40 South, Range 7, East of the Willamette Meridian, Klamath County, Oregon, EXCEPTING therefrom that portion conveyed to Klamath County for roadway purposes in Volume M79, page 17530 Microfilm Records of Klamath County, Oregon.

Tax Account No: 4007-012D0-00102-000

Key No: 729894

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 **\$175,000.00**.

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.

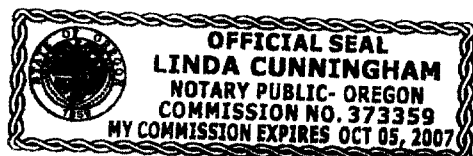
Dated this 28th day of July, 2005.

Stephen L. Nickel
STEPHEN L. NICKEL

Shirley M. Nickel
SHIRLEY M. NICKEL

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on July 28, 2005 by STEPHEN L. NICKEL and SHIRLEY M. NICKEL.



Linda Cunningham
(Notary Public for Oregon)

My commission expires 10-5-2007

2:00 AM