



State Of Oregon, County Of Klamath

M05-61426

08/08/2005 02:48:55 PM

# Of Pages 2 Fee: \$26.00

After recording return to:

KATHERINE HILSINGER

2580 Daggett

Klamath Falls, OR 97601

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

KATHERINE HILSINGER

2580 Daggett

Klamath Falls, OR 97601

Escrow No. MT70242-KR

Title No. 0070242

SAVED

### STATUTORY WARRANTY DEED

**LAWRENCE S. NICHOLS**, Grantor(s) hereby convey and warrant to **KATHERINE HILSINGER**, 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:

#### LEGAL DESCRIPTION

Lot 1, SOUTH SHORE SUBDIVISION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon; EXCEPTING THEREFROM, that parcel described as follows:

Beginning at the most Easterly corner of said Lot 1; thence South 33° 15' West a distance of 118 feet to the Southeasterly corner of said Lot 1, thence Northwesterly along the Southwesterly line of said Lot 1 a distance of 10 feet to a point; thence North 36° 51' East a distance of 119.6 feet, more or less to a point on the Northeasterly line of said Lot 1; thence Southeasterly along the Northeasterly line of said Lot 1, 10 feet to the point of beginning.

Tax Account No: 3808-026AA-00200-000

Key No: 426621

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 **\$488,000.00**.

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 5<sup>th</sup> day of August, 2005

  
LAWRENCE S. NICHOLS

2005

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on Aug. 5, 2005 by LAWRENCE S. NICHOLS.

Kristi L. Redd  
(Notary Public for Oregon)

My commission expires 11/16/2007

