

M05-64563

Klamath County, Oregon

09/19/2005 03:08:38 PM

Pages 1 Fee: \$21.00

After Recording Return to:

NICHOLAS K. ALDEN

9950 Dilla Drive
Klamath Falls, OR 97603

Until a change is requested all tax statements

Shall be sent to the following address:

NICHOLAS K. ALDEN

Same As Above

WARRANTY DEED

(INDIVIDUAL)

ATE 02158 AF

SCOTT M. NIEMAN and OLENA NIEMAN, herein called grantor, convey(s) to **NICHOLAS K. ALDEN, AN ESTATE IN FEE SIMPLE** all that real property situated in the County of **KLAMATH**, State of Oregon, described as:

Lot 32, Block 13, Tract No. 1220, FOURTH ADDITION TO THE MEADOWS, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon. 

CODE 041 MAP 3909-011DC TL 11200 KEY# 878765

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 **\$210,000.00**.
(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 9-14-05


SCOTT M. NIEMAN


OLENA NIEMAN

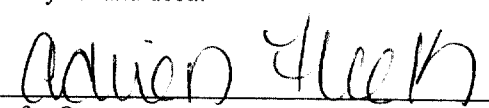
STATE OF OREGON, County of **Klamath**) ss.

On Sept 14, 05 personally appeared the above named **SCOTT M. NIEMAN and OLENA NIEMAN** and acknowledged the foregoing instrument to be **his/her/their** voluntary act and deed.

This document is filed at the request of:



525 Main Street
Klamath Falls, OR 97601
Order No.: 00062158

Before me: 
Notary Public for Oregon
My commission expires: 12-3-06

Official Seal

