



After recording return to:  
Lawrence Stanley Nichols and Wendy  
Jean Nichols  
9010 Arant Road  
Klamath Falls, OR 97603

Until a change is requested all tax statements  
shall be sent to the following address:  
Lawrence Stanley Nichols and Wendy  
Jean Nichols  
9010 Arant Road  
Klamath Falls, OR 97603

File No.: 7021-649629 (DMC)  
Date: September 15, 2005

**M05-64714**

Klamath County, Oregon

09/20/2005 03:31:03 PM

Pages 2 Fee: \$26.00

## **STATUTORY WARRANTY DEED**

**Charles T. Ebner**, Grantor, conveys and warrants to **Lawrence Stanley Nichols and Wendy Jean Nichols as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

**LOT 1 IN BLOCK 4 FIRST ADDITION TO SHIELD CREST TRACT 1245, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON. TOGETHER WITH AN UNDIVIDED INTEREST IN ALL THOSE PRIVATE ROADS SHOWN ON THE PLAT AND MORE PARTICULARLY DESCRIBED IN DECLARATION RECORDED IN VOLUME M84 PAGE 4256, DEED RECORDS OF KLAMATH COUNTY, OREGON.**

**This property is free from liens and encumbrances, EXCEPT:**


1. The **2005-2006** 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.

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File No.: **7021-649629 (DMC)**  
Date: **09/15/2005**

Dated this 19 day of September, 2005.

  
Charles T. Ebner

STATE OF Oregon )  
 )ss.  
County of Klamath )

This instrument was acknowledged before me on this 19 day of September, 2005  
by **Charles T. Ebner**.



Dori Crain  
Notary Public for Oregon  
My commission expires: November 7, 2005