

M05-66146

Klamath County, Oregon

10/10/2005 11:55:52 AM

Pages 2 Fee: \$26.00

1st 596 905

WARRANTY DEED -- STATUTORY FORM

GZ INVESTMENTS, LLC and NELMSTAR HOMES, Grantor,

conveys and warrants to

DOUGLAS L. MORGAN and KATHLEEN S. MORGAN, husband and wife, Grantee,

the following described real property, free of encumbrances except as specifically set forth herein, to wit:

Lot 48 in Block 2, Tract 1098-Split Rail Ranchos, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No(s): 138381

Map/Tax Lot No(s): 2310-35B-5800

This property is free from encumbrances, EXCEPT: All those items of record, if any, as of the date of this deed, including any real property taxes due, but not yet payable.

The true consideration for this conveyance is \$130,000.00 .

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.

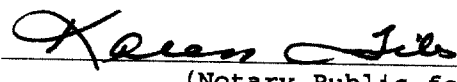
Dated this 6th day of October, 2005.


GZ INVESTMENTS, LLC

Florida
NELMSTAR HOMES

STATE OF ~~OREGON~~ COUNTY OF ~~MANATEE~~ *FLORIDA* SS.

This instrument was acknowledged before me on October 6th, 2005 by BY RICHARD B. GILVIN AS PRESIDENT FOR GZ INVESTMENTS and By _____ AS _____ FOR NELMSTAR HOME.


(Notary Public for ~~Oregon~~ *FLORIDA*).
My commission expires Sept. 26, 2008



Karen Files
My Commission DD349902
Expires September 26, 2008

After recording return to:
WESTERN TITLE & ESCROW COMPANY
16455 WILLIAM FOSS ROAD
LA PINE, OR 97739

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

DOUGLAS L. & KATHLEEN MORGAN

~~145309 GAIT COURT~~ 145309 Gait court
LA PINE, OR 97739

TITLE NO. 7029596905
ESCROW NO. 14-0043405

26

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Dated this 7 day of October, 2005.

GZ INVESTMENTS, LLC

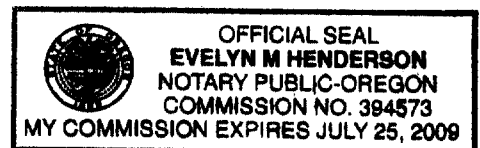
NELMSTAR HOMES

STATE OF OREGON, COUNTY OF Nez Perce SS.

This instrument was acknowledged before me on October 7, 2005 by BY
AS _____ FOR GZ INVESTMENTS and
By Brian Nelms AS president FOR NELMSTAR HOME.

[Signature]
(Notary Public for Oregon)

My commission expires 7-25-09



After recording return to:
WESTERN TITLE & ESCROW COMPANY
16455 WILLIAM FOSS ROAD
LA PINE, OR 97739

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145309 GAIT COURT
LA PINE, OR 97739

TITLE NO. 7029596905
ESCROW NO. 14-0043405