

MTK-71227 TM



M05-66375

Klamath County, Oregon

10/12/2005 03:27:10 PM

Pages 2 Fee: \$26.00

After recording return to:

Sandra Zaida

1015 Pacific Terrace

Klamath Falls, OR 97601

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

Sandra Zaida

1015 Pacific Terrace

Klamath Falls, OR 97601

Escrow No. MT71227-TM

Title No. 0071227

SAVD

STATUTORY WARRANTY DEED

Lucille M. Nelson, Grantor(s) hereby convey and warrant to **Sandra Zaida**, 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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

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 **\$159,900.00**.

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 6 day of October, 2005

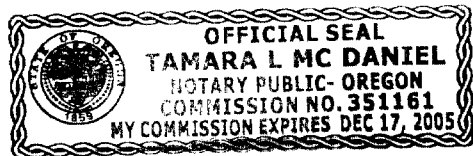
Lucille M. Nelson
Lucille M. Nelson

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on Oct 6, 2005 by Lucille M. Nelson.

Tamara L. McDaniel
(Notary Public for Oregon)

My commission expires 12/17/05



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EXHIBIT "A"
LEGAL DESCRIPTION

The Northwesternly 88 feet of Lot 5 in Block 50 in FIRST ADDITION TO THE CITY OF KLAMATH FALLS, Oregon, described as follows: Beginning at the Northwesternly corner of said Block 50, thence in a Northeastly direction along the Southerly line of Washington Street in said Addition 53.2 feet to the Northeastly corner of said Lot 5, thence in a Southeastly direction parallel with Fourth Street in said Addition 88 feet; thence in a Southwesterly direction parallel with Washington Street 53.2 feet to the Westerly line of said Lot 5, thence in a Northwesternly direction along the Easterly line of Fourth Street 88 feet to the place of beginning.

Tax Account No: 3809-032AB-13600-000

Key No: 412440