

MTT-1091039MS



M05-68233

Klamath County, Oregon
11/03/2005 02:47:32 PM
Pages 1 Fee: \$21.00

After recording return to:
MATTHEW J. NELSON
4537 LAHABRA WAY
KLAMATH FALLS, OR 97603

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

MATTHEW J. NELSON
4537 LAHABRA WAY
KLAMATH FALLS, OR 97603

Escrow No. MT69639-MS
Title No. 0069639

STATUTORY WARRANTY DEED

Don Purio Development Co, LLC, an Oregon Limited Liability Company, Grantor(s) hereby convey and warrant to **MATTHEW J. NELSON and STEFANIE R. NELSON, as tenants by the entirety**, 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:

Lot 2, Block 22, NINTH ADDITION TO SUNSET VILLAGE, according to the official plat thereof on file in the Office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3909-012CD-10700-000

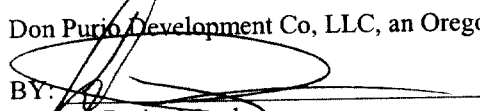
Key No: 566337

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 **\$249,600.00**.

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.

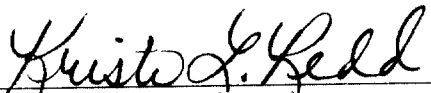
Dated this 31st day of October, 2005

Don Purio Development Co, LLC, an Oregon Limited Liability Company
BY: 
Don Purio, Member

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on October 31, 2005 by Don Purio as a Member for Don Purio Development Co, LLC, an Oregon Limited Liability Company.




(Notary Public for Oregon)

My commission expires 11/16/2007

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