

mtc- 72304

RECORDING REQUESTED BY
FIDELITY NATIONAL TITLE COMPANY OF OREGON

GRANTOR'S NAME
Douglas D. Nipp and Barbara L. Nipp

GRANTEE'S NAME
Linda S. Dallwig

SEND TAX STATEMENTS TO:
Ms. Linda S. Dallwig
4693 Sunnyview Rd NE
Salem, OR 97305

AFTER RECORDING RETURN TO:
Ms. Linda S. Dallwig
4693 Sunnyview Rd NE
Salem, OR 97305

M05-68702

Klamath County, Oregon

11/09/2005 02:38:51 PM

Pages 1 Fee: \$21.00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Douglas D. Nipp and Barbara L. Nipp as tenants by the entirety, Grantor, conveys and warrants to

Linda S. Dallwig, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Klamath, State of Oregon,

Lot 16 in Block 4 of Plat No. 1204, Little River Ranch, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

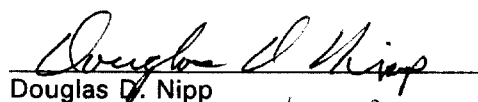
Subject to and excepting:

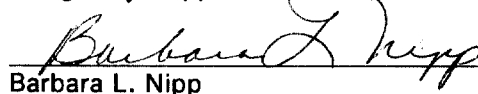
Current taxes, assessments, reservations in patents, and all agreements, easements, right-of-way, encumbrances, liens, setback lines, reservations, powers of special districts, covenants, conditions and restrictions as may appear of record.

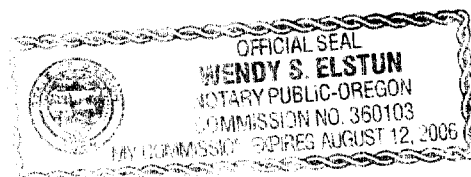
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS \$65,000.00 (See ORS 93.030)

DATED: November 8, 2005


Douglas D. Nipp


Barbara L. Nipp



STATE OF OREGON
COUNTY OF Wallowa

This instrument was acknowledged before me on

Nov 8, 2005

by Douglas D. Nipp and Barbara L. Nipp


NOTARY PUBLIC FOR OREGON

MY COMMISSION EXPIRES: 8/12/06

2/10