



After recording return to:
Drs. Jeffrey B. McAtee and Kathryn E.
McAtee

4509 S. 6th, Ste 209
Klamath Falls, OR 97603

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

Jeffrey B. McAtee and Kathryn E.
McAtee

Address as shown above.

File No.: 7021-703824 (MTA)

Date: November 02, 2005

M05-68832

Klamath County, Oregon

11/10/2005 11:40:53 AM

Pages 3 Fee: \$31.00

STATUTORY WARRANTY DEED

WILLIAM R. NICHOLSON, JR. and GAYLE PAYNE NICHOLSON,, Grantor, conveys and warrants to
JEFFREY B. Mc ATEE and KATHRYN E. Mc ATEE, husband and wife, Grantee, the following
described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

This property is free from liens and encumbrances, EXCEPT:

1. 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.

The true consideration for this conveyance is **\$950,000.00**. (Here comply with requirements of ORS 93.030)

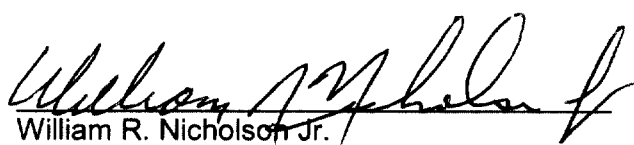
Dated this 8 day of November, 2005.

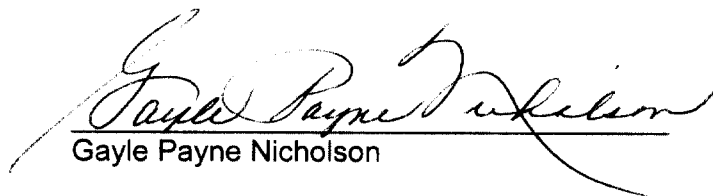
315

APN: 517685

Statutory Warranty Deed
- continued

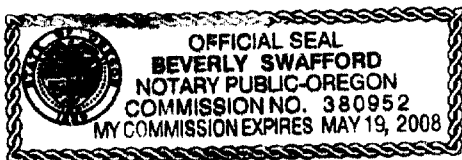
File No.: 7021-703824 (MTA)
Date: 11/02/2005

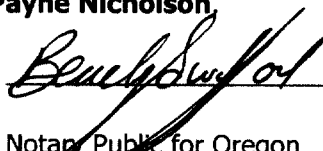

William R. Nicholson Jr.


Gayle Payne Nicholson

STATE OF Oregon)
County of Klamath)ss.
)

This instrument was acknowledged before me on this 8 day of November, 2005
by **William R. Nicholson, Jr. and Gayle Payne Nicholson**





Notary Public for Oregon
My commission expires: May 19, 2008

EXHIBIT A**LEGAL DESCRIPTION:****Parcel 1:**

A portion of the SE1/4NW1/4, Section 2, Township 39 South, Range 9 East of the Willamette Meridian, described as follows: Beginning at a 1/2 inch iron pin which bears North 88°59'04" East 905.00 feet and North 0°35' West 322.88 feet from the iron pin marking the Southwest Corner of said SE1/4NW1/4, said beginning point being the Northeast corner of Parcel conveyed by Harry R. Waggoner to Wayne N. Horton by deed recorded in Volume M77 page 1215, deed records of Klamath County, Oregon; thence North 88°35' West along the North line of last-mentioned parcel, 122.52 feet to a P.K. nail; thence South 45°25' West 27.79 feet to a P.K. Nail; thence North 0°35' West 62.0 feet to a 1/2 inch iron pin; thence South 88°35' East 74.51 feet to a 1/2 inch iron pin; thence North 0°35' West 155.0 feet to a point; thence North 89°25' East 68.0 feet to a point; thence South 0°35' East 222.12 feet, more or less, to the point of beginning.

Parcel 2:

Beginning at an iron pin which bears South 88°05' West 20.4 feet and North 0°59' West 560 feet and South 89°25' West 245.5 feet from the iron pin which marks the center of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, and running thence South 89°25' West, parallel with the most Southerly line of Pleasant Home Tracts, 300 feet to a point; thence North 0°35' West 157.6 feet, more or less, to a point on the South line of Lot 6, Pleasant Home Tracts; thence North 89°25' East, along said Southerly line of Pleasant home Tracts, 300 feet; thence South 0°59' East, parallel with the center line of Wiard Street, 157.6 feet, more or less, to the point of beginning.

Parcel 3:

The Southerly 97.7 feet of Lot 6, Pleasant Home Tracts, LESS AND EXCEPTING the West 12 feet thereof, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Parcel 4:

Lot 3, Pleasant Home Tracts, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Parcel 5:

A portion of the SE1/4NW1/4, Section 2, Township 39 South, Range 9 East of the Willamette Meridian, described as follows: Beginning at a 3/4 inch iron pipe on the North line of said SE1/4NW1/4 which bears North 89°24'30" East 660.2 feet from the iron axle marking the Southwest corner of Lot 82, Pleasant Home Tracts; thence South 0°35' East 1020.2 feet to a concrete nail set 0.2 feet South of a pipe fence post; thence South 89°30'55" East 82.5 feet to a point; thence South 0°35' East 279.46 feet to a point on the Northerly right of way line of South Sixth Street as now located and constructed; thence North 88°59'04" East, along said right of way line, 20.0 feet to a point; thence North 0°35' West 330.93 feet to a 1/2 inch iron pin; thence South 88° 35' East 74.51 feet to a 1/2 inch iron pin; thence North 0°35' West 449.3 feet, more or less, to a point which is 97.7 feet North of the South line of Lot 6, Pleasant Home Tracts; thence South 89°25' West 12.0 feet to a point on the West line of said Lot 6, Pleasant Home Tracts; thence North 0°35' West 519.83 feet, more of less, to the North line of said SE1/4NW1/4; thence South 89°24'30" West along said North line, 165.0 feet, more or less, to the point of beginning.