



mtc- 72500 DS

**M05-69755**

Klamath County, Oregon

11/23/2005 02:34:00 PM

Pages 1 Fee: \$21.00

After recording return to:

Douglas T. Muck, Jr.

850 NW. 55th St.

REDMOND, OR 97756

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

Douglas T. Muck, Jr.

850 NW. 55th St.

REDMOND, OR 97756

Escrow No. MT72560-DS

Title No. 0072560

### STATUTORY WARRANTY DEED

**Gene Ann Nicholson, Trustee of the Gene Ann Nicholson Trust**, Grantor(s) hereby convey and warrant to **Douglas T. Muck, Jr.**, 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 4, Block 48, KLAMATH FALLS FOREST ESTATES, HIGHWAY 66 UNIT, PLAT NO. 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3811-015B0-01000-000

Key No: 469549

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 **\$8,000.00**.

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 17 day of November, 2005

Gene Ann Nicholson, Trustee of the Gene Ann Nicholson Trust

BY: Gene Ann Nicholson, Trustee  
Gene Ann Nicholson, Trustee,

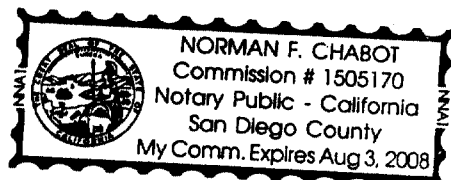
STATE OF CALIFORNIA

COUNTY OF SAN DIEGO ss.

On NOVEMBER 17, 2005 before me, NORMAN F. CHABOT, Notary Public personally appeared Gene Ann Nicholson, Trustee of the Gene Ann Nicholson Trust ~~personally known to me~~ (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that executed the same in authorized capacity(ies), and that by signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature Norman F. Chabot



2/00