

MTC-72350SH



M05-70014

Klamath County, Oregon

11/29/2005 03:21:13 PM

Pages 1 Fee: \$21.00

After recording return to:

SCOTT M. NIEMAN

1406 West Ridge Dr.
KLAMATH FALLS, OR 97601

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

SCOTT M. NIEMAN

1406 West Ridge Dr.
Klamath Falls, OR 97601

Escrow No. MT72350-SH

Title No. 0072350

STATUTORY WARRANTY DEED

DEBORAH A. AMES, Grantor(s) hereby convey and warrant to **SCOTT M. NIEMAN and OLENA NIEMAN, husband and wife**, 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 10 in Block 63 of BUENA VISTA ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3809-029BC-03700-000

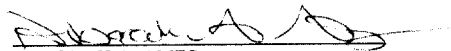
Key No: 211853

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 **\$148,000.00**.

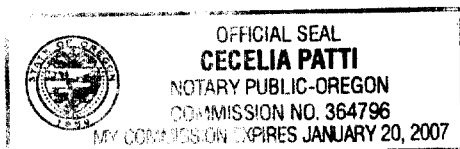
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO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

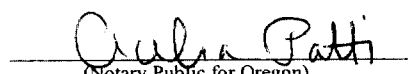
Dated this 28th day of November 2005.


DEBORAH A. AMES

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on November 28 2005 by DEBORAH A. AMES.




(Notary Public for Oregon)
My commission expires 1/20/07

21.00