



MTT-72300W

M05-70993

Klamath County, Oregon

12/13/2005 10:36:17 AM

Pages 1 Fee: \$21.00

After recording return to:

Ryan Nutter

29947 Sprague River Rd.

Chiloquin, OR 97624

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

Ryan Nutter

29947 Sprague River Rd.

Chiloquin, OR 97624

Escrow No. MT72300-LW

Title No. 0072300

### STATUTORY WARRANTY DEED

**Mary Tovar**, Grantor(s) hereby convey and warrant to **Ryan Nutter**, 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 21 in Block 33, FIRST ADDITION TO KLAMATH FOREST ESTATES,  
according to the official plat thereof on file in the office of the  
County Clerk of Klamath County, Oregon.

Tax Account No: 3510-027B0-01200-000

Key No: 269514

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 **\$11,000.00**.

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 11 day of 30, 05.

Mary Tovar  
Mary Tovar

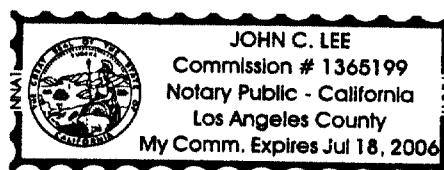
STATE OF CALIFORNIA

COUNTY OF Los Angeles <sup>SS.</sup>

On 11-30-05, 2005 before me, John C. Lee personally appeared Mary Tovar ~~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 she executed the same in her authorized capacity(ies), and that by her 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 John C. Lee



2/00