

mtc-73007 KR

THIS SPACE RES

M06-00905

Klamath County, Oregon

01/17/2006 03:09:58 PM

Pages 2 Fee: \$26.00



After recording return to:

Westwind Village, LLC, an Oregon Limited

Liability Company

5761 Glenridge Way

Klamath Falls, OR 97603

Until a change is requested all

tax statements shall be sent to

The following address:

Westwind Village, LLC, an Oregon Limited

Liability Company

5761 Glenridge Way

Klamath Falls, OR 97603

Escrow No. MT73007-KR

Title No. 0073007

SWD

STATUTORY WARRANTY DEED

George Henry Nitschelm and Helen Gael Nitschelm, Trustees of the George & Gael Nitschelm Family Revocable Trust, Grantor(s) hereby convey and warrant to **Westwind Village, LLC, an Oregon Limited Liability Company**, 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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

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 **\$400,000.00**.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)). THIS INSTRUMENT DOES 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 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)).

Dated this 16th day of January 2006

The George & Gael Nitschelm Family Revocable Trust

BY: George H. Nitschelm Trce
George Henry Nitschelm, Trustee
George Henry Nitschelm Trce

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on January 16, 2006 by George Henry Nitschelm, Trustee of the George & Gael Nitschelm Family Revocable Trust.



Kristi L. Redd
(Notary Public for Oregon)

My commission expires 11/16/2007

26.00

EXHIBIT "A"
LEGAL DESCRIPTION

A tract of land situated in Lots 2 and 3, Block 6, Tract 1080, WASHBURN PARK, a duly recorded plat, being more particularly described as follows:

Beginning at the Northeast corner of said Lot 3 as marked by a 1/2 inch iron pin; thence South 00° 04' 50" West, along the Westerly right of way line of Washburn Way, 7.7 feet; thence North 89° 55' 10" West, parallel to the North line of said Lot 3, 250.00 feet; thence North 00° 04' 50" East 88.00 feet to a 5/8 inch iron pin, being South 00° 04' 50" West, 350.00 feet from the North line of said Lot 2, 250.00 feet to a 5/8 inch iron pin on the Westerly right of way line of said Washburn Way; thence South 00° 04' 50" West 80.03 feet to the point of beginning.

Tax Account No: 3909-004DA-01000-000
Tax Account No: 3909-004DD-00100-000

Key No: 531419
Key No: 531446