



After recording return to:
Bruce Nickle and Shirley Nickle
6537 Hilyard Avenue
Klamath Falls, OR 97603

Until a change is requested all tax statements
shall be sent to the following address:
Bruce Nickle and Shirley Nickle
6537 Hilyard Avenue
Klamath Falls, OR 97603

File No.: 7021-750862 (DMC)
Date: January 27, 2006

M06-01720

Klamath County, Oregon

01/27/2006 03:34:06 PM

Pages 2 Fee: \$26.00

STATUTORY WARRANTY DEED

Stephanie M. Pochatko, Grantor, conveys and warrants to **Bruce Nickle and Shirley Nickle as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Parcel 3 of Land Partition 24-99 being a portion of Parcel 3 of "Land Partition 12-94" situated in the SE 1/4 SW 1/4 of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon. TOGETHER with an easement for access and public utilities over, across and under the Easterly 30 feet of Parcels 1 and 2 of said Land Partition 24-99 as delineated on the face of said land partition.

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.

The true consideration for this conveyance is **\$149,900.00**. (Here comply with requirements of ORS 93.030)

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 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 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)).

Dated this 27 day of January, 2006.

Stephanie Pochatko
Stephanie M. Pochatko

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 27 day of January, 2006
by **Stephanie M. Pochatko**.



Dori Crain
Dori Crain
Notary Public for Oregon
My commission expires: November 7, 2009