

M06-03349

Klamath County, Oregon

02/22/2006 12:21:55 PM

Pages 1 Fee: \$21.00

After Recording Return to:

EDWARD D. NIKOLAUS and BOBI L. NIKOLAUS

PO BOX 306

BOULDER, WY 82923

Until a change is requested all tax statements

Shall be sent to the following address:

(same as above)

Order No. 59413NP

ASPEU: 6028817

WARRANTY DEED

STEVEN M. GIESY AND PAULA K. GIESY, husband and wife, herein called grantor, convey(s) to **EDWARD D. NIKOLAUS and BOBI L. NIKOLAUS, as Tenants by the Entirety**, herein called grantee, all that real property situated in the County of **KLAMATH**, State of Oregon, described as:

Lot 10, Block 9, JACK PINE VILLAGE, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage; and except any real property taxes due but not yet payable;

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is **\$46,000.00**.

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: FEBRUARY 15, 2006

Steven M. Giesy
STEVEN M. GIESY

Paula K. Giesy
PAULA K. GIESY

STATE OF OREGON, County of

) ss.

On FEBRUARY 15, 2006 personally appeared the above named **STEVEN M. GIESY and PAULA K. GIESY** and acknowledged the foregoing instrument to be THEIR voluntary act and deed.

Before me: *Kristin R. Postlewait*
Notary Public for Oregon
My commission expires: *Aug 22, 2008*

Official Seal

