

mtc-73243st

THIS SPACE RESERVE

M06-04932

Klamath County, Oregon

03/20/2006 03:14:42 PM

Pages 2 Fee: \$26.00



After recording return to:

Gilbert L. Nelson

24833 HWY 140

Bonanza, OR 97623

Until a change is requested all

tax statements shall be sent to

The following address:

Gilbert L. Nelson

24833 HWY 140

Bonanza, OR 97623

Escrow No. MT73243-SH

Title No. 0073243

SWD

STATUTORY WARRANTY DEED

Gilbert L. Nelson and Diana Nelson, as tenants by the entirety, Grantor(s) hereby convey and warrant to **Gilbert L. Nelson**, 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 **\$1.00**.

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 15 day of March, 2006

Gilbert L. Nelson
Gilbert L. Nelson

Diana Nelson
Diana Nelson

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on March 15, 2006 by Gilbert L. Nelson and Diana Nelson.



Stacy M Howard
(Notary Public for Oregon)

My commission expires 11/18/2007

2600

EXHIBIT "A"
LEGAL DESCRIPTION

All of the SE1/4 SE1/4 of Section 14, Township 38 South, Range 11 1/2 East of the Willamette Meridian, in the County of Klamath, State of Oregon, lying Northwest of the Lakeview Highway.

EXCEPTING THEREFROM the following described parcel:

Beginning at a point at the intersection of the North side of the right of way of the Klamath Falls-Lakeview Highway with the West side of the right of way of the Hildebrand Market Road (Bliss Road) and running thence due North 15 rods; thence due West 15 rods; thence due South to the right of way of the Klamath Falls-Lakeview Highway, and thence Northeasterly along the right of way line of the Klamath Falls-Lakeview Highway to the point of beginning.
