

M06-09953

Klamath County, Oregon

05/17/2006 11:55:54 AM

Pages 2 Fee: \$26.00



THIS

After recording return to:

Legacy One Properties Group, LLC

2575 Campus Dr. #262
Klamath Falls, OR. 97601

Until a change is requested all tax statements
shall be sent to the following address:
Legacy One Properties Group, LLC
Address as shown above

File No.: 7021-784834 (MTA)

Date: May 11, 2006

STATUTORY WARRANTY DEED

GAYLE PAYNE NICHOLSON, Grantor, conveys and warrants to **LEGACY ONE PROPERTIES GROUP, LLC, an Oregon Limited Liability Company**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:


Lot 9 and the Westerly 45 feet of Lot 10 Block 49 of Nichols Addition to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

EXCEPTING therefrom the South 7 feet thereof for alley conveyed to the City of Klamath Falls in Deed Book 63 page 67, Deed records of Klamath County, Oregon.

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 **\$240,000.00**. (Here comply with requirements of ORS 93.030)

261 F 

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. 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 ORS 197.352.

Dated this 17th day of May, 2006.

Gayle Payne Nicholson
Gayle Payne Nicholson

STATE OF Oregon)

)ss.

County of Klamath)

This instrument was acknowledged before me on this 17th day of May, 2006
by **Gayle Payne Nicholson**.

Marlene T. Addington
Notary Public for Oregon

My commission expires: March 22, 2009

