

Until a change is requested, all tax notices shall be sent to:

James and Karen Sue Nicks
1196 North 1650 West
St George, UT 84770

M06-10108

Klamath County, Oregon

05/19/2006 09:32:42 AM

Pages 1 Fee: \$35.00

Recording Requested by:

AFTER RECORDING RETURN TO:

Karen Sue Nicks
1196 North 1650 West
St. George, Ut 84770

SPACE ABOVE THIS LINE (3 1/4" X 5") FOR RECORDER'S USE

WARRANTY DEED

Escrow No. **Accommodation Recording Only (atn)**

A.P.N.: **3313-2200-01100-000**

The Afton T. Herbert Personal Trust, Afton T. Herbert, Trustee, Grantor, of St. George, Washington County, State of Utah, hereby CONVEY AND WARRANT to

Karen Sue Nicks and James A. Nicks, wife and husband as joint tenants with full rights of survivorship, Grantee, of St. George, Washington County, State of Utah, for the sum of Ten Dollars and other good and valuable considerations the following described tract(s) of land in **Klamath County, State of Oregon:**

That portion of Lot 1, Block 17, situated West of the following decribed line: Beginning at a point S. 01 degree 36'38 " W. 415 ft. from the Northeast corner of said Lot 1; thence S. 01 degrees 36' 38 " W. 410 ft. also known as: Lot 1, Block 17 Klamath Falls Forest Estates, Sycan Unit, recorded in Klamath County, Oregon

Subject to easements, restrictions and rights of way appearing of record or enforceable in law and equity and general property taxes for the year **2006** and thereafter.

Witness, the hand(s) of said Grantor(s), this **April 28, 2006.**

The Afton T. Herbert Personal Trust

Afton T. Herbert, Trustee
Afton T. Herbert, Trustee

STATE OF Utah)
)ss.

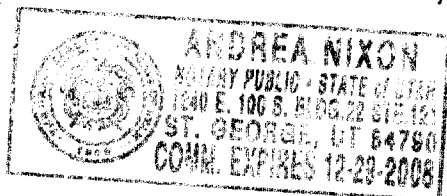
County of Washington)

On the 1st day of May, 2006, before me, the undersigned Notary Public, personally appeared **Afton T. Herbert, Trustee of the Afton T. Herbert Personal Trust**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

My Commission Expires: 12-29-08

Andrea Nixon
Notary Public



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