

M06-10267

Klamath County, Oregon

05/22/2006 11:36:10 AM

Pages 1 Fee: \$21.00

After Recording Return to:

RUSSELL E. NELSON and KATHRYN L. NELSON

95 Sun Valley Drive

Walnut Creek, Ca. 94597

Until a change is requested all tax statements

Shall be sent to the following address:

RUSSELL E. NELSON and KATHRYN L. NELSON

Same as above

ASPEN:63374 MS

WARRANTY DEED

(INDIVIDUAL)

ROBERT A. WOLDT and GLADYS M. WOLDT, herein called grantor, convey(s) to RUSSELL E. NELSON and KATHRYN L. NELSON, husband and wife, herein called grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

Lot 3, Block 1, FIRST ADDITION TO VALLEY VIEW, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

CODE 041 MAP 3909-012BB TL 08200 KEY #560217

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 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 \$260,000.00.

(here comply with the requirements of ORS 93.930)

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 May 17, 2006.

Robert A. Woldt

ROBERT A. WOLDT

Gladys M. Woldt

GLADYS M. WOLDT

STATE OF OREGON, County of Klamath) ss.

On May 22, 2006 personally appeared the above named ROBERT A. WOLDT and GLADYS M. WOLDT and acknowledged the foregoing instrument to be their voluntary act and deed.

This document is filed at the request of:



525 Main Street
Klamath Falls, OR 97601
Order No.: 00063374

Before me: *M. A. Silveria*
Notary Public for Oregon
My commission expires: 3/10/09

Official Seal

