



mtc-74482W
THIS SPACE RESEI

M06-10281
Klamath County, Oregon
05/22/2006 03:20:50 PM
Pages 2 Fee: \$26.00

After recording return to:

JACK F. NIELSEN
1600 JOE WRIGHT ROAD
Klamath Falls, OR 97603

Until a change is requested all
tax statements shall be sent to
The following address:

JACK F. NIELSEN
1600 JOE WRIGHT ROAD
Klamath Falls, OR 97603

Escrow No. MT74482-LW
Title No. 0074482

SWD

STATUTORY WARRANTY DEED

MELVIN B. KENDALL AND MARJEANNE KENDALL, TRUSTEES OF THE MELVIN B. KENDALL AND MARJEANNE KENDALL LIVING TRUST ~~DATED MAY 4, 2004,~~ Grantor(s) hereby convey and warrant to **JACK F. NIELSEN and LORI J. NIELSEN, as tenants by the entirety**, 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:

A tract of land situated in the S1/2 NW1/4 of Section 21, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point in the Northerly boundary of the S 1/2 NW 1/4 of Section 21, Township 39 South, Range 9 East of the Willamette Meridian Klamath County, Oregon, from which the Northwest corner of the SW 1/4 NW 1/4 of said Section 21, bears South 88° 50 1/2' West a distance of 1888.80 feet distant and running thence North 88° 50 1/2' East a distance of 237.2 feet; thence South 0° 10' West to the Northeasterly line of the U.S. Lateral C-4-E-1; thence along said canal line North 55° 55 1/2' West to an angle bend in said canal and thence North 6° 45' West 366.6 feet to the point of beginning.

Tax Account No: 3909-021B0-00900-000

Key No: 581668

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:

Grantee shall:

A. Conform to all applicable laws and regulations of any public authority, including compliance with rules and regulations of the D.E.Q., E.P.A. and I.C.C., affecting the premises and the use and correct at grantee's own expense any failure of compliance created through Grantee's fault or by reason of Grantee's use, but Grantee shall not be required to make any structural changes to effect such compliance, unless such changes are required because of Grantee's specific use.

The true and actual consideration for this conveyance is **\$155,000.00**.

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)).

2600

Dated this 15 day of May, 2006

MELVIN B. KENDALL AND MARJEANNE KENDALL, TRUSTEES OF THE MELVIN B. KENDALL AND
MARJEANNE KENDALL LIVING TRUST ~~DATED MAY 4, 2004~~

BY: Melvin B. Kendall
MELVIN B. KENDALL, TRUSTEE

BY: Marjeanne Kendall
MARJEANNE KENDALL, TRUSTEE

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on May 6, 2006 by MELVIN B. KENDALL AND MARJEANNE
KENDALL, TRUSTEES OF THE MELVIN B. KENDALL AND MARJEANNE KENDALL LIVING TRUST DATED ~~MAY~~
~~4, 2004.~~

Lisa Weatherby
(Notary Public for Oregon)

My commission expires 11/20/07

