



mtc-74396

THIS SPACE RESE

M06-10402

Klamath County, Oregon

05/23/2006 03:16:47 PM

Pages 1 Fee: \$21.00

After recording return to:

Dana P. Longbotham

P.O. Box 3322

La Pine, OR 97739

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

Dana P. Longbotham

P.O. Box 3322

La Pine, OR 97739

Escrow No. SR089663RJ

Title No. 0074396

SWD

STATUTORY WARRANTY DEED

Edward D. Nikolaus and Bobi L. Nikolaus, as tenants by the entirety, Grantor(s) hereby convey and warrant to **Dana P. Longbotham and Lisa M. Longbotham, 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:

Lot 10, Block 9, JACK PINE VILLAGE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

2309-025A0-00800-000

Key No. 133689

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 **\$65,000.00**.

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)).

Dated this 18th day of May 2006

Edward D. Nikolaus
Edward D. Nikolaus

Bobi L. Nikolaus
Bobi L. Nikolaus

State of Oregon
County of DESCHUTES Grant

This instrument was acknowledged before me on May 18, 2006 by Edward D. Nikolaus and Bobi L. Nikolaus.



Karen K Bailey
(Notary Public for Oregon)

My commission expires 4/25/2007

21.00