



mtc-73920W  
THIS SPACE RESEI

**M06-10411**

Klamath County, Oregon

05/23/2006 03:22:44 PM

Pages 2 Fee: \$26.00

After recording return to:

TOMMY NICHOLSON

2020 Hugo Road

Merlin, OR 97532

Until a change is requested all

tax statements shall be sent to

The following address:

TOMMY NICHOLSON

2020 Hugo Road

Merlin, OR 97532

Escrow No. MT73920-LW

Title No. 0073920

SWD

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### STATUTORY WARRANTY DEED

**PATRICIA J. DYE**, Grantor(s) hereby convey and warrant to **TOMMY NICHOLSON**, 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:

The East 200 feet of the S1/2 S1/2 SW1/4 SW1/4 that lies Easterly of Sprague River, Section 21, Township 34 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon;  
EXCEPTING THEREFROM the Northerly 25 feet. TOGETHER WITH an easement for joint user roadway over and across the East 60 feet of that portion of the NW NW of Section 28, Township 34 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, lying North of Sprague River Road, as created by instrument recorded September 17, 1970, in Volume M70, page 8222, Microfilm Records of Klamath County, Oregon.

Tax Account No: 3408-021C0-02100-000

Key No: 207467

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 **\$149,000.00**.

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)).

26.00

Dated this 11 day of May, 2006.

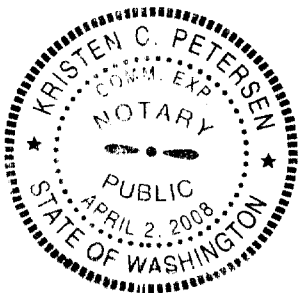
PJ Dye  
PATRICIA J. DYE

State of Washington

County of Thurston

On this day personally appeared before me PATRICIA J. DYE to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that SHE signed the same as her free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand official seal this 11 day of May, 2006.



Kristen C. Petersen  
Printed Name: Kristene Petersen  
Notary Public in and for the State of  
Washington residing at Lacey, WA  
My appointment expires Apr 2, 2008