

M06-10843

Klamath County, Oregon

05/30/2006 11:43:11 AM

Pages 1 Fee: \$41.00

After Recording Return to:

DAVID E. EGERTON and BETTIE EGERTON

P.O. Box 1218
Lapine, OR 97739

Until a change is requested all tax statements

Shall be sent to the following address:

DAVID E. EGERTON and BETTIE EGERTON

Same as above

ASDEN: 63271 MS

WARRANTY DEED
(INDIVIDUAL)

RANDY L. NICHOLS and CATHERINE P. NICHOLS, herein called grantor, convey(s) to DAVID E. EGERTON and BETTIE EGERTON, husband and wife, herein called grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

Lot 22, Block 44, Tract No. 1184, OREGON SHORES UNIT #2 FIRST ADDITION, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

CODE 138 MAP 3507-018AD TL 07700 KEY #240992

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 \$58,000.00.
(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 22, 2006.

Randy Nichols
RANDY L. NICHOLS
Catherine P. Nichols
CATHERINE P. NICHOLS

STATE OF CALIFORNIA, County of Santa Barbara

On 22 May, 2006 personally appeared the above named RANDY L. NICHOLS and CATHERINE P. NICHOLS and acknowledged the foregoing instrument to be ~~THEIR~~ voluntary act and deed.

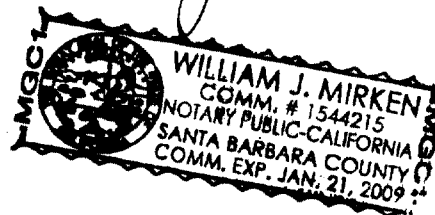
This document is filed at the request of:

Aspen
TITLE & ESCROW, INC.

525 Main Street
Klamath Falls, OR 97601
Order No.: 00063271

Before me: *William J. Mirken*
Notary Public for California
My commission expires:

Official Seal



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