

M06-11013

Klamath County, Oregon

05/31/2006 02:44:24 PM

Pages 1 Fee: \$41.00

After Recording Return to:

JAMES E. NISSEN and JANET R. NISSEN

6335 Katie Lane  
Klamath Falls, Or. 97603

Until a change is requested all tax statements

Shall be sent to the following address:

JAMES E. NISSEN and JANET R. NISSEN

ASPEN: 63182 MS

**WARRANTY DEED**  
(INDIVIDUAL)

THEDA MAY VELDMAN, WHO ACQUIRED TITLE AS THEDA MAY SUMMERS, herein called grantor, convey(s) to JAMES E. NISSEN and JANET R. NISSEN, husband and wife, herein called grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

Lot 5, Tract No. 1304, PLEASANT VISTA, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

CODE 043 MAP 3909-001BD TL 04100 KEY #884696

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 \$207,000.00.  
(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.

*Theda May Veldman*  
THEDA MAY VELDMAN

STATE OF Netherlands County of Netherlands ss.

On 5-19-06, 2006 personally appeared the above named THEDA MAY VELDMAN and acknowledged the foregoing instrument to be her voluntary act and deed.

This document is filed at the request of:

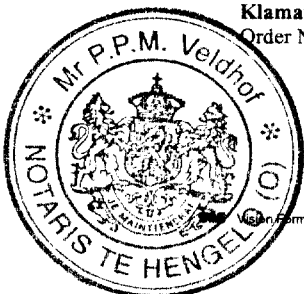
**Aspen**  
TITLE & ESCROW, INC.

525 Main Street  
Klamath Falls, OR 97601  
Order No.: 00063

Before me:  
Notary Public for  
My commission expires:

Official Seal

*(Mr. U. de Boer)*  
deputy-notary-public



gezien voor de legalisatie van de handtekening van: Theda May Veldman,  
Seen for legalization of the signature of: geboren te Oregon U.S.A op  
Vu pour légalisation de la signature de: 14-10-1957.  
Es wird hiermit beglaubigt daß die Unterschrift von: paspoortnummer 216263146,  
door mij, notaris, vandaag 19-05-2006 afgegeven te Salem (Oregon)  
by me, civil-law notary, on this day of Mr. U. de Boer, plaatsvervangende  
par moi-même, notaire, aujourd'hui le van mr. P.P.M. Veldhof te  
von dem unterzeichneten Notar anerkannt ist, heute der Hengelo (Overijssel)

\$21-A + 20-