

**M06-12646**

Klamath County, Oregon

06/20/2006 03:10:05 PM

Pages 2 Fee: \$26.00

MTC 75610-LW

**RECORDING COVER SHEET**

**ALL TRANSACTIONS, PER ORS 205.234**

THIS COVER SHEET HAS BEEN PREPARED BY THE PERSON PRESENTING THE ATTACHED INSTRUMENT FOR RECORDING. ANY ERRORS IN THIS COVER SHEET DO NOT AFFECT THE TRANSACTION(S) CONTAINED IN THE INSTRUMENT ITSELF.

**AFTER RECORDING RETURN TO**

name and address of the person authorized to receive the instrument after recording, as required by ORS 205.180(4) and ORS 205.238.

1. NAME(S) OF THE TRANSACTION(S), described in the attached instrument and required by ORS 205.234(a).

Note: Transaction as defined by ORS 205.010 "means any action required or permitted by law to be recorded including, but not limited to, any transfer, encumbrance or release affecting title to or an interest in real property."

Nelson/Sweisthal

2. DIRECT PARTY, name(s) of the person(s) described in ORS 205.125(1)(b) or GRANTOR, as described in ORS 205.160.

David S. Nelson & Phyllis L. Nelson

3. INDIRECT PARTY, name(s) of the person(s) described in ORS 205.125(1)(a) or GRANTEE, as described in ORS 205.160.

Aloysius Mathew Sweisthal

4. TRUE AND ACTUAL CONSIDERATION PAID for instruments conveying or contracting to convey fee title to any real estate and all memoranda of such instruments, reference ORS 93.030.

\$34,000<sup>00</sup>

5. UNTIL A CHANGE IS REQUESTED, ALL TAX STATEMENTS SHALL BE SENT TO THE FOLLOWING ADDRESS for instruments conveying or contracting to convey fee title to any real estate, reference ORS 93.260.

Aloysius Mathew Sweisthal  
3147 Arnold Palmer Dr., Medford, OR 97504

6. FULL OR PARTIAL SATISFACTION, IF ANY, OF THE LIEN CLAIM CREATED BY THE ORDER or WARRANT, for instruments to be recorded in County Clerk Lien Records, reference ORS 205.125(1)(e).

7. THE AMOUNT OF THE CIVIL PENALTY OR THE AMOUNT, INCLUDING PENALTIES, INTEREST AND OTHER CHARGES, FOR WHICH THE WARRANT, ORDER OR JUDGMENT WAS ISSUED, for instruments to be recorded in County Clerk Lien Records, reference ORS 205.125(1)(c) and ORS 18.325.

26.00

THIS SPACE RESERVED FOR RECORDER'S USE



After recording return to:

ALOYSIUS MATHEW SWEISTHAL  
3147 ARNOLD PALMER DRIVE  
MEDFORD, OR 97504

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

ALOYSIUS MATHEW SWEISTHAL  
3147 ARNOLD PALMER DRIVE  
MEDFORD, OR 97504

Escrow No. MT75610-LW  
Title No. 0075610

SWD

## STATUTORY WARRANTY DEED

DAVID S. NELSON and PHYLLIS L. NELSON, as tenants by the entirety, Grantor(s) hereby convey and warrant to ALOYSIUS MATHEW SWEISTHAL, 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 Easterly 1/2 of Government Lot 29, in Section 14, Township 36 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

Tax Account No: 3610-01400-01700-000

Key No: 331064

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 \$34,000.00.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. 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 ORS 197.352.

Dated this 19 day of June 2006

David S. Nelson  
DAVID S. NELSON

Phyllis L. Nelson  
PHYLLIS L. NELSON

State of Oregon

County of Multnomah

This instrument was acknowledged before me on June 19th, 2006 by DAVID S. NELSON and PHYLLIS L. NELSON.

[Signature]  
(Notary Public for Oregon)

My commission expires 6/19/06