



After recording return to:
Steven W. Tuttle
690 Rees Hill Rd SE
Salem, OR 97306

Until a change is requested all tax statements
shall be sent to the following address:
Steven W. Tuttle
690 Rees Hill Rd SE
Salem, OR 97306

File No.: 7082-847767 (CLH)
Date: June 27, 2006

M06-13395

Klamath County, Oregon

06/30/2006 12:26:27 PM

Pages 2 Fee: \$26.00

STATUTORY WARRANTY DEED

James A. Nicks and Karen Sue Nicks as tenants by the entirety, Grantor, conveys and warrants to **Steven W. Tuttle and Cynthia G. Tuttle, as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

THAT PORTION OF LOT 1 BLOCK 17, SITUATED WEST OF THE FOLLOWING DESCRIBED LINE: BEGINNING AT A POINT S. 01°36'38" W. 415 FEET FROM THE NORTHEAST CORNER OF SAID LOT 1; THENCE S. 01°36'38" W. 410 FEET, ALSO KNOWN AS LOT 1B BLOCK 17 KLAMATH FALLS FOREST ESTATES SYCAN UNIT, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

This property is free from liens and encumbrances, EXCEPT:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

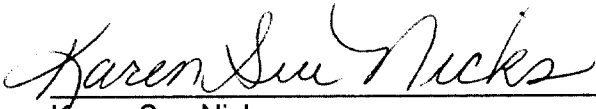
The true consideration for this conveyance is **\$16,000.00**. (Here comply with requirements of ORS 93.030)

26-F

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 28th day of JUNE, 2006.


James A. Nicks


Karen Sue Nicks

STATE OF Utah)
)ss.
County of Washington)

This instrument was acknowledged before me on this 28th day of JUNE, 2006
by **James A. Nicks and Karen Sue Nicks.**


Notary Public for Utah
My commission expires:

