

**M06-15224**

Klamath County, Oregon

07/28/2006 11:52:46 AM

Pages 2 Fee: \$26.00



After recording return to:  
Bonnie S. Nickoloff  
4648 Blue Lupine Lane  
Paso Robles, CA. 93446

Until a change is requested all tax statements  
shall be sent to the following address:  
Bonnie S. Nickoloff  
4648 Blue Lupine Lane  
Paso Robles, CA. 93446

File No.: 7021-857245 (MTA)  
Date: July 24, 2006

THIS SPACE RESERVED FOR RECORDER'S USE

### **STATUTORY SPECIAL WARRANTY DEED**

**DIANE L. MICHAELS**, who acquired title as **Diane L. Horowitz**, Grantor, conveys and specially warrants to **BONNIE S. NICKOLOFF**, Grantee, the following described real property free of liens and encumbrances created or suffered by the Grantor, except as specifically set forth herein:

**LOT 5 IN BLOCK 38, TRACT NO. 1184, FIRST ADDITION TO OREGON SHORES UNIT 2, 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.

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.

The true consideration for this conveyance is **\$4,000.00**.

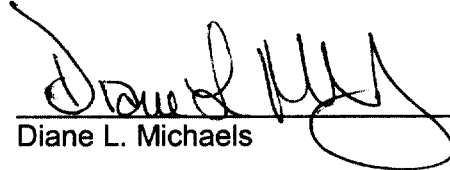
26-F

APN: R233982

Statutory Special Warranty Deed  
- continued

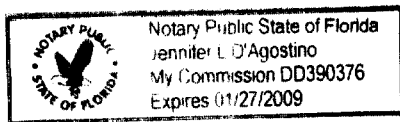
File No.: 7021-857245 (MTA)  
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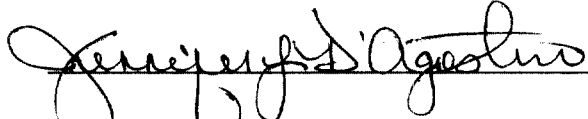
Dated this 24th day of July, 2006.

  
\_\_\_\_\_  
Diane L. Michaels

STATE OF Florida )  
County of Manatee )ss.  
)

This instrument was acknowledged before me on this 26 day of July, 2006 .  
by **Diane L. Michaels.**



  
\_\_\_\_\_  
Notary Public for Florida  
My commission expires: 01-27-09