



2006-016801
Klamath County, Oregon



08/21/2006 03:07:16 PM

Fee: \$26.00

After recording return to:
Joshua J. Nelson

10766 Preddy
Klamath Falls, OR 97603

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

Joshua J. Nelson

10766 Preddy
Klamath Falls, OR 97603

Escrow No. MT72945-KR
SWD-EM

STATUTORY WARRANTY DEED

Thane A. Cleland, Grantor(s) hereby convey and warrant to **Joshua J. Nelson and Stacy M. Nelson, as tenants by the entirety**, 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:

Lot 12 of Tract 1454 - VILLA PLACE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3909-011DC-13100-000

Key No: 892288

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:
2006-2007 Real Property Taxes a lien not yet due and payable.

The true and actual consideration for this conveyance is **\$317,635.00**.

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.

26.00

Dated this 19th day of August, 2006
Thane A. Cleland
Thane A. Cleland

State of Oregon
County of Clackamas

This instrument was acknowledged before me on August 18th, 2006 by Thane A. Cleland.

[Signature]
(Notary Public for Oregon)
My commission expires 6-6-07

