

2006-018685

Klamath County, Oregon



After recording return to:
Lyle C. Nielson and Cherise L. Nielson
7630 Donegal Ave
Klamath Falls, OR 97603

Until a change is requested all tax statements
shall be sent to the following address:
Lyle C. Nielson and Cherise L. Nielson
7630 Donegal Ave
Klamath Falls, OR 97603

File No.: 7021-883257 (DMC)
Date: September 05, 2006

THIS S



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09/18/2006 03:23:59 PM

Fee: \$31.00

STATUTORY WARRANTY DEED

Douglas M. Catlin and Jeneane L. Catlin as tenants by the entirety, Grantor, conveys and warrants to **Lyle C. Nielson and Cherise L. Nielson as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

Subject to:

1. The **2006-2007** Taxes, a lien not yet payable.
2. 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 **\$233,500.00**. (Here comply with requirements of ORS 93.030)

31-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 14th day of September, 2006.

Douglas M. Catlin
Douglas M. Catlin

Jeneane L. Catlin
Jeneane L. Catlin

STATE OF Arizona)
Oregon)ss.
County of Klamath Pima)

This instrument was acknowledged before me on this 14 day of September, 2006
by **Douglas M. Catlin and Jeneane L. Catlin.**

Dori Crain
Notary Public for Oregon
My commission expires: ~~November 7, 2009~~

Elizabeth Cole
11/15/2009

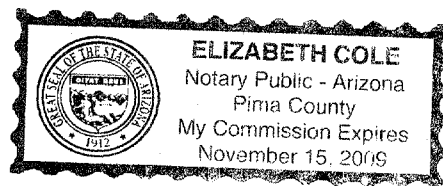


EXHIBIT A

LEGAL DESCRIPTION:

PARCEL 1:

LOT 15, SKYLINE VIEW, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

PARCEL 2:

A PORTION OF LOT 7, SECTION 6, TOWNSHIP 39 SOUTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 15, SKYLINE VIEW, IN THE COUNTY OF KLAMATH, STATE OF OREGON; THENCE WEST ALONG THE SOUTHERLY LOT LINE OF LOT 14, 25 FEET; THENCE SOUTH 38 FEET; THENCE EAST 25 FEET; THENCE NORTH 38 FEET TO THE POINT OF BEGINNING.