

2006-021659
Klamath County, Oregon



THIS SP.



10/27/2006 03:18:34 PM

Fee: \$31.00

After recording return to:
Donald Nelson and Lori Nelson
2941 Seattle Street
Bonanza, OR 97623

Until a change is requested all tax statements
shall be sent to the following address:
Donald Nelson and Lori Nelson
2941 Seattle Street
Bonanza, OR 97623

File No.: 7021-920519 (ALF)
Date: October 25, 2006

STATUTORY WARRANTY DEED

Steven Megahan and Linda J. Megahan, husband and wife, Grantor, conveys and warrants to **Donald Nelson and Lori Nelson 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. 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 **\$50,000.00**. (Here comply with requirements of ORS 93.030)

[Handwritten signature]

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 27 day of October, 2006.

Steven Megahan ATTY IN SACT
Steven Megahan *Steven Megahan*

Linda J. Megahan
Linda J. Megahan

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 27 day of October, 2006 by **Steven Megahan and Linda J. Megahan.**



Notary Public for Oregon
My commission expires: 11/7/09

EXHIBIT A

LEGAL DESCRIPTION:

PARCELS 1 AND 2 OF LAND PARTITION 83-06, BEING VACATED LOTS 13, 14, 15, 16, 17 & 18 OF BLOCK 23 AND VACATED LOTS 7, 8, 9, 10, 11, 12, 17 AND 18 OF BLOCK 44 OF BOWNE ADDITION TO THE TOWN OF BONANZA, SITUATED IN THE NE 1/4 SE 1/4 OF SECTION 9, TOWNSHIP 39 SOUTH, RANGE 11 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON.

Unofficial
Copy