

2006-021824

Klamath County, Oregon



00007606200600218240020022

10/31/2006 02:50:20 PM

Fee: \$26.00

After Recording Return to:

FRANK D. CARTER

1150 W. Fawn Lane

Prescott, AZ 86305

Until a change is requested all tax statements

Shall be sent to the following address:

FRANK D. CARTER

Same as above

ASPEN: 64071MS

WARRANTY DEED

(INDIVIDUAL)

JAMES A. NICHOLS and HELEN ANN NICHOLS, WHO ACQUIRED TITLE AS ANN NICHOLS, herein called grantor, convey(s) to FRANK D. CARTER, herein called grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

See Exhibit A attached hereto and made a part hereof.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$449,000.00.

(here comply with the requirements of ORS 93.930)

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)). 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 CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)).

Dated October 30, 2006.

James A. Nichols
JAMES A. NICHOLS

Helen Ann Nichols
HELEN ANN NICHOLS

STATE OF OREGON, County of Klamath) ss.

On Oct. 30, 2006 personally appeared the above named JAMES A. NICHOLS and HELEN ANN NICHOLS and acknowledged the foregoing instrument to be their voluntary act and deed.

This document is filed at the request of:



525 Main Street
Klamath Falls, OR 97601
Order No.: 00064071

Before me: *M. A. Silveria*

Notary Public for Oregon

My commission expires: 3/10/09

Official Seal

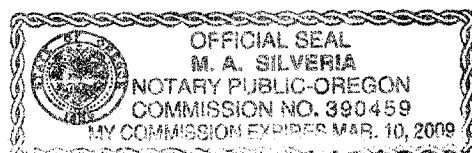
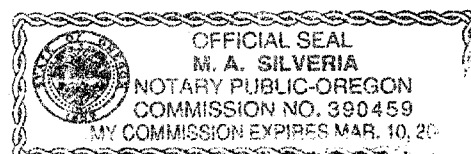


Exhibit A

A portion of that tract of real property described in Volume 320 at Page 356, Deed Records of Klamath County, Oregon, described therein as the NW 1/4 of the NE 1/4 of Section 9, Township 39 South, Range 10 East of the Willamette Meridian, more particularly described as follows:

Beginning at the Southwest corner of the NW 1/4 of the NE 1/4 of Section 9, Township, Range and Meridian aforesaid; thence North 89° 59' East 490.0 feet along the South boundary of same to the Westerly right of way boundary of the county road (Pine Grove Road); thence North 0° 31' 30" West along said right of way boundary, a distance of 460.0 feet; thence South 89° 59' West, 485.0 feet to the West boundary of the aforesaid NW 1/4 of the NE 1/4 of Section 9; Thence South 0° 06' West along said boundary 459.98 feet to the point of beginning.

EXCEPTING THEREFROM that portion conveyed to Klamath County for road by deed recorded November 6, 1958 in Book 306 at Page 105, Deed Records of Klamath County, Oregon.

CODE 162 MAP 3910-009AB TL 00900 KEY# 592656