

2006-023716

Klamath County, Oregon



00009811200600237160010018

11/28/2006 03:46:43 PM

Fee: \$21.00

After Recording Return to:

KATHRYN E. MC ATEE

1830 Alisa Lane
Klamath Falls, OR 97601

Until a change is requested all tax statements
Shall be sent to the person & address shown above.

ASPEW: 6974

SPECIAL WARRANTY DEED
(INDIVIDUAL)

GAYLE P. NICHOLSON, herein called Grantor, convey(s) and specially warrants to KATHRYN E. MC ATEE, herein called Grantee, the following described real property free of encumbrances created or suffered by the Grantor, except as specifically set forth herein, situated in the County of KLAMATH, State of Oregon, described as:

Lot 3 in Block 50, HOT SPRINGS ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The property is free of all encumbrances created or suffered by the Grantor except (if non, so state): NONE

The true and actual consideration for this transfer is \$140,000.00.
(here comply with the requirements of ORS 93.930)

THIS INSTRUMENT WILL 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.

Dated June 29, 2005.


GAYLE P. NICHOLSON

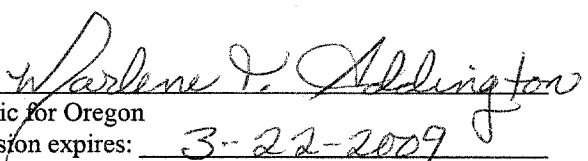
STATE OF OREGON, County of Klamath) ss.

On August 9, 2005 personally appeared the above named GAYLE P. NICHOLSON and acknowledged the foregoing instrument to be her voluntary act and deed.

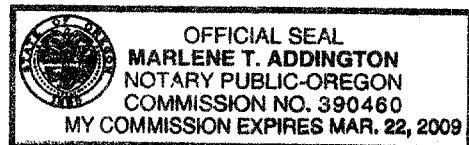
This document is filed at the request of:



525 Main Street
Klamath Falls, OR 97601
Order No.: MARLENE1

Before me: 
Notary Public for Oregon
My commission expires: 3-22-2009

Official Seal



This document is being recorded as an accommodation only. No information contained herein has been verified.
Aspen Title & Escrow, Inc.

\$21-A