

2007-001084

Klamath County, Oregon



After recording return to:  
Lawrence Stanley Nichols  
9010 Arant Rd  
Klamath Falls, OR 97603

Until a change is requested all tax statements  
shall be sent to the following address:  
Lawrence Stanley Nichols  
9010 Arant Rd  
Klamath Falls, OR 97603

File No.: 7021-958514 (ALF)  
Date: January 18, 2007

THIS SPA



00013355200700010840020027

01/22/2007 03:00:04 PM

Fee: \$26.00

### STATUTORY WARRANTY DEED

**Jarod E. Johnson**, Grantor, conveys and warrants to **Lawrence Stanley Nichols**, Grantee, the *LN by TM* following described real property free of liens and encumbrances, except as specifically set forth herein:

**UNIT 10043 (WESTBROOK DRIVE), SUPPLEMENTAL PLAT TRACT 1379, FALCON HEIGHTS CONDOMINIUM STAGE 3, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.**

**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 **\$158,000.00**. (Here comply with requirements of ORS 93.030)

26 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, 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 18 day of January, 2007

  
Jarod E. Johnson

STATE OF Oregon )  
County of Klamath )ss.  
)

This instrument was acknowledged before me on this 18 day of January, 2007  
by **Jarod E. Johnson**.



Notary Public for Oregon  
My commission expires: 12-3-10

