

2007-003578

Klamath County, Oregon



00016336200700035780010016

03/02/2007 11:28:45 AM

Fee: \$21.00

MT078482

WARRANTY DEED -- STATUTORY FORM

DENNIS J. NICHOLS and JANNA J. STREETER, as tenants in common,
Grantor,

conveys and warrants to

KENNETH SEYMOUR, Grantee,

the following described real property, free of encumbrances except as
specifically set forth herein, to wit:

Lot 15 in Block 2 of TRACT 1098 SPLIT RAIL RANCHES, according to the
official plat thereof on file in the office of the County Clerk of
Klamath County, Oregon.

Tax Account No(s): 137701


Map/Tax Lot No(s): 2310035AO-03200

This property is free from encumbrances, EXCEPT: All those items of record, if
any, as of the date of this deed, including any real property taxes due, but
not yet payable.

The true consideration for this conveyance is \$127,000.00.

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 27 day of February, 2007.


DENNIS J. NICHOLS

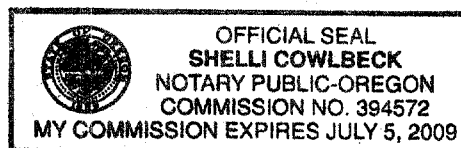

JANNA J. STREETER

STATE OF OREGON, COUNTY OF DESCHUTES) SS.

This instrument was acknowledged before me on February 27, 2007 by DENNIS J.
NICHOLS AND JANNA J. STREETER.


(Notary Public for Oregon)

My commission expires 7-5-09



After recording return to:
WESTERN TITLE & ESCROW COMPANY
16455 WILLIAM FOSS ROAD
LA PINE, OR 97739

Until a change is requested all tax statements
shall be sent to the following address:

KENNETH SEYMOUR
~~14729 CAMBIUM CT~~ 145018 Corral Court
LA PINE, OR 97739

TITLE NO. 0078482

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