

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.

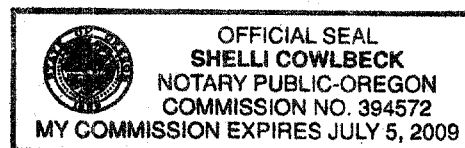
Dated this 27 day of February, 2007.

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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