

2007-004818

Klamath County, Oregon



00017842200700048180010010

03/20/2007 11:41:53 AM

Fee: \$21.00

After Recording Return to:

CURTIS WAYNE NELSON JR. and KELSIE CAROLINE NELSON

1635 Crescent Ave
Klamath Falls, Or 97601

Until a change is requested all tax statements

Shall be sent to the following address:

CURTIS WAYNE NELSON JR. and KELSIE CAROLINE NELSON

Same as above

ATE: 64502 MS

WARRANTY DEED

(INDIVIDUAL)

DAVID R. LARSON and ANN LARSON, tenants by the entirety, herein called grantor, convey(s) to CURTIS WAYNE NELSON JR. and KELSIE CAROLINE NELSON, husband and wife, herein called grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

The Northerly 90 feet of Lots 5 and 6, Block 19, HOT SPRINGS ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

CODE 001 MAP 3809-029AD TL 08800 KEY #215190

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 \$177,900.00.
(here comply with the requirements of ORS 93.930)

*Cur
Kew*
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 March 19, 2007.

DAVID R. LARSON

ANN LARSON

STATE OF OREGON, County of KLAMATH) ss.

On March 19, 2007 personally appeared the above named DAVID R. LARSON and ANN LARSON and acknowledged the foregoing instrument to be their voluntary act and deed.

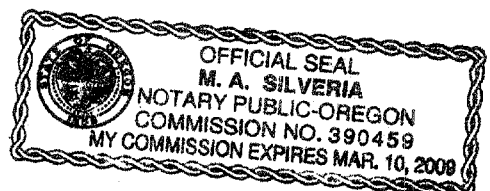
This document is filed at the request of:



525 Main Street
Klamath Falls, OR 97601
Order No.: 00064502

Before me:
Notary Public for Oregon
My commission expires: 3/10/09

Official Seal



#21-A