

2007-005944

Klamath County, Oregon



MTCT8636-SH

After recording return to:

Justin Nichols

1326 Shelly Street

Klamath Falls, OR 97601



00019086200700059440010014

03/30/2007 11:29:50 AM

Fee: \$21.00

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

Justin Nichols

1326 Shelly Street

Klamath Falls, OR 97601

Escrow No. MT78636-SH

Title No. 0078636

SWD

## STATUTORY WARRANTY DEED

Chris Michalak and Jodie M. Michalak, as tenants by the entirety, Grantor(s) hereby convey and warrant to Justin Nichols and Melissa Buttram, as tenants in common, Grantee(s) the following described real property in the County of KLAMATH and State of Oregon free of encumbrances except as specifically set forth herein:

The West 1/2 of Lots 1 and 2, Block 30, SECOND 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 above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

The true and actual consideration for this conveyance is \$82,900.00.

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 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 ORS 197.352.

Dated this 28 day of March, 2007.

Chris Michalak

Jodie M. Michalak

State of Texas  
County of Williamson

This instrument was acknowledged before me on March 28, 2007 by Chris Michalak and Jodie M. Michalak.

(Notary Public for

My commission expires July 13, 2008

