

THIS SPACE RESE



MT79101-KR

After recording return to:

Elberta I. Nichols

PO Box 508

Malin, OR 97632

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

Elberta I. Nichols

PO Box 508

Malin, OR 97632

Escrow No. MT79101-KR

Title No. 0079101

SWD

2007-007900

Klamath County, Oregon



00021428200700079000010017

05/02/2007 03:16:50 PM

Fee: \$21.00

STATUTORY WARRANTY DEED

Mel Stewart Homes, Inc., an Oregon Corporation, Grantor(s) hereby convey and warrant to **Elberta I. Nichols**, 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:

Lot 33, Tract 1401, FIRST ADDITION TO SAGE MEADOWS, ^{Phase 1} 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 **\$218,500.00**.

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 1 day of May, 2007

Mel Stewart Homes, Inc., an Oregon Corporation

BY: [Signature]
Gary Stewart, Vice President

State of Oregon
County of Klamath

This instrument was acknowledged before me on May 1, 2007 by Gary Stewart, as Vice President for Mel Stewart Homes, Inc., an Oregon Corporation.

[Signature]
(Notary Public for Oregon)

My commission expires 11/20/07

