

THIS SPACE RE



MTCT91609-KR

After recording return to:

Stephen L. Nickel

7453 Boyd Place

Klamath Falls, OR 97603

2007-011669

Klamath County, Oregon



00025894200700116690010018

06/28/2007 03:27:13 PM

Fee: \$21.00

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

Stephen L. Nickel

7453 Boyd Place

Klamath Falls, OR 97603

Escrow No. MT79609-KR

Title No. 0079609

SWD

### STATUTORY WARRANTY DEED

**Mel Stewart Homes, Inc., an Oregon Corporation**, Grantor(s) hereby convey and warrant to **Stephen L. Nickel and Shirley M. Nickel, as tenants by the entirety**, 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 29 in 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:

2007-2008 Real Property Taxes a lien not yet due and payable.

The true and actual consideration for this conveyance is **\$219,500.00**.

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 27<sup>th</sup> day of June, 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 June 27, 2007 by Gary Stewart, as Vice President for Mel Stewart Homes, Inc., an Oregon Corporation.



[Signature]  
(Notary Public for Oregon)

My commission expires 11/16/2007