



THIS SPACE RESI

2007-014982

Klamath County, Oregon



08/24/2007 09:19:40 AM

Fee: \$21.00

MT80259-KR

After recording return to:

Larry Nelson

2000 Vine Street

Klamath Falls, OR 97601

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

Larry Nelson

2000 Vine Street

Klamath Falls, OR 97601

Escrow No. MT80259-KR

Title No. 0080259

SWD

STATUTORY WARRANTY DEED

Ernest Kirkpatrick, Grantor(s) hereby convey and warrant to **Larry Nelson and Pauline Nelson, 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:

The South one-half of Lot 603 in Block 103 of MILLS 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:

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

The true and actual consideration for this conveyance is **\$60,000.00**.

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 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 16th day of August, 2007.

Ernest Kirkpatrick
Ernest Kirkpatrick

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on August 16, 2007 by Ernest Kirkpatrick.

Kristi L. Redd
(Notary Public for Oregon)

My commission expires 11/16/2007



2/AMT