



MT80049-SH

After recording return to:

George E. Nims

2575 Campus Drive #124

Klamath Falls, OR 97601

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

George E. Nims

2575 Campus Drive #124

Klamath Falls, OR 97601

Escrow No. MT80049-SH

Title No. 0080049

SWD-EM

2007-016950

Klamath County, Oregon

THIS SP.



09/27/2007 03:37:28 PM

Fee: \$26.00

### STATUTORY WARRANTY DEED

Tom Hart and Belinda Hart, as tenants by the entirety, Grantor(s) hereby convey and warrant to George E. Nims and Sharon L. Nims, 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 7 in Block 30 of TRACT NO. 1081, FIFTH ADDITION TO KLAMATH RIVER ACRES, 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 \$65,000.00.

THIS INSTRUMENT WILL 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.

260 AMT

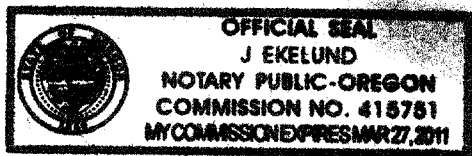
Dated this 26<sup>th</sup> day of Sept., 2007

Tom Hart  
Tom Hart

Belinda Hart  
Belinda Hart

State of Oregon  
County of ~~KLAMATH~~ COOS

This instrument was acknowledged before me on Sept 26<sup>th</sup>, 2007 by Tom Hart and Belinda Hart.



J. Ekelund  
(Notary Public for Oregon)

My commission expires 03-27-11