

2007-020753

Klamath County, Oregon



After recording return to:  
Mary B. Nielsen

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

File No.: 7021-1126733 (DMC)  
Date: November 02, 2007

THIS SPAC



12/11/2007 02:12:56 PM

Fee: \$26.00

### STATUTORY WARRANTY DEED

**Brannon Scott**, Grantor, conveys and warrants to **Mary B. Nielsen**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

**LOTS 5, 6, 7 AND 8, BLOCK 4, CLINTON, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK, KLAMATH COUNTY, OREGON.**

**TOGETHER WITH THAT PORTION OF VACATED "B" STREET WHICH INURES THERETO.**

**AND ALSO THE WESTERLY 10 FEET OF THAT ALLEY WHICH IS LOCATED IN BLOCK 4,**

**AND THE NORTHERLY 40 FEET OF SECOND AVENUE WHICH INURES TO ABOVE MENTIONED LOTS, THAT PORTION OF VACATED "B" STREET AND TO THE WESTERLY 10 FEET OF ALLEY.**

**Subject to:**

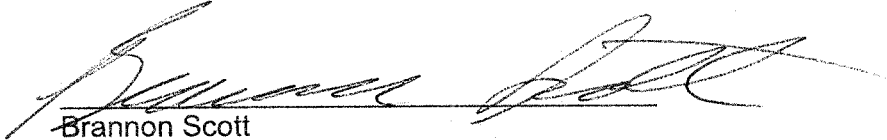
1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$277,286.00**. (Here comply with requirements of ORS 93.030)

F2w-

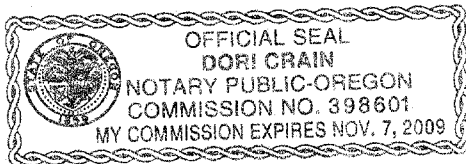
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING 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, 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.

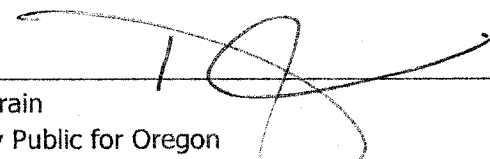
Dated this 29 day of November, 2007.

  
Brannon Scott

STATE OF Oregon )  
 )ss.  
County of Klamath )

This instrument was acknowledged before me on this 29 day of November, 2007  
by **Brannon Scott**.



  
Dori Crain  
Notary Public for Oregon  
My commission expires: November 7, 2009