



After recording return to:
Patrick Brady
P O. Box 657
Sisters, OR 97759

Until a change is requested all tax statements
shall be sent to the following address:
Patrick Brady
P O. Box 657
Sisters, OR 97759

File No.: 7021-1155620 (DMC)
Date: December 17, 2007

2007-021307
Klamath County, Oregon



12/21/2007 03:21:14 PM

Fee: \$26.00

THIS SPACE

STATUTORY WARRANTY DEED

Olen H. Nations and Mary S. Nations, Co-Trustees of the Mary S. Nations Revocable Trust dated September 22, 2004, Grantor, conveys and warrants to **Patrick Brady**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lot 12 in Block 17 of Second Railroad 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.

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 **\$140,000.00**. (Here comply with requirements of ORS 93.030)

APN: R611485

Statutory Warranty Deed
- continued

File No.: 7021-1155620 (DMC)
Date: 12/17/2007

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER SECTIONS 2, 3 AND 5 TO 22 OF CHAPTER 424, OREGON LAWS 2007. 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 THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, 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 SECTIONS 2, 3 AND 5 TO 22 OF CHAPTER 424, OREGON LAWS 2007.

Dated this 19th day of December, 2007.

Mary S. Nations Revocable Trust dated
September 22, 2004

Olen H. Nations
Olen H. Nations, Co-Trustee

Mary S. Nations
Mary S. Nations, Co-Trustee

STATE OF Oregon)
)ss.
County of)

This instrument was acknowledged before me on this 19th day of December, 2007
by Olen H. Nations and Mary S. Nations as Co-Trustees of Mary S. Nations Revocable Trust dated
September 22, 2004, on behalf of the Trust.

JJ Eldridge
Notary Public for Oregon
My commission expires: 8-15-09

