

2007-021489

Klamath County, Oregon



00037622200700214890010013

12/27/2007 11:05:41 AM

Fee: \$21.00

After Recording Return to:

MICHAEL D. NICHOLS and LAURALEE E. NICHOLS

8512 McLAUGHLIN LANE

KLAMATH FALLS, OR 97601

Until a change is requested all tax statements

Shall be sent to the following address:

MICHAEL D. NICHOLS and LAURALEE E. NICHOLS

Same as above

WARRANTY DEED

(INDIVIDUAL)

AT2: 65463 PC

SCOTT LESLIE WALLACE and LORI SCHIMEK WALLACE, herein called grantor, convey(s) to MICHAEL D. NICHOLS and LAURALEE E. NICHOLS, as tenants by the entirety, herein called grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

Lot 6, Block 36, 6TH ADDITION TO KLAMATH RIVER ACRES, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

CODE 052 MAP 3907-025A0 TL 04400 KEY #487039

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$39,000.00.
(here comply with the requirements of ORS 93.930)

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 December 20, 2007.

SCOTT LESLIE WALLACE

LORI SCHIMEK WALLACE

STATE OF CALIFORNIA, County of RIVERSIDE) ss.

On Dec. 24, 2007 personally appeared the above named SCOTT LESLIE WALLACE and LORI SCHIMEK WALLACE and acknowledged the foregoing instrument to be their voluntary act and deed.

This document is filed at the request of:



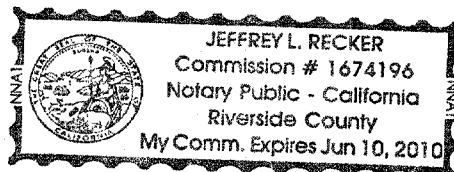
525 Main Street
Klamath Falls, OR 97601
Order No.: 00065463

Before me:

Notary Public for California

My commission expires: JUNE 10, 2010

Official Seal



#21-14