

THIS SPACE FOR

2008-000386
Klamath County, Oregon



01/09/2008 03:23:04 PM

Fee: \$21.00

After recording return to:

Matthew S. Teeples

10670 Wright Avenue

Klamath Falls, OR 97603

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

Matthew S. Teeples

10670 Wright Avenue

Klamath Falls, OR 97603

Escrow No. MT81304-SH

Title No. 0081304

SWD

STATUTORY WARRANTY DEED

Charles Eugene Nyberg, Sole Surviving Trustee of the Nyberg Loving Trust, dated August 14, 1996, Grantor(s) hereby convey and warrant to Matthew S. Teeples and Sarah L. Teeples, 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:

Unit 10670, (Wright Avenue), Tract 1336 - FALCON HEIGHTS CONDOMINIUMS - STAGE 1 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:

The true and actual consideration for this conveyance is **\$123,000.00**.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, 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 ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007.

Dated this 8th day of January, 2008.

The Nyberg Loving Trust, dated August 14, 1996

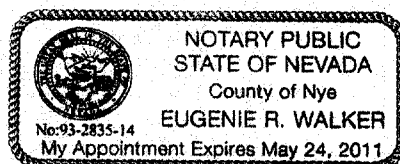
BY: Charles Eugene Nyberg Trustee
Charles Eugene Nyberg, Trustee

State of Nevada
County of Nye

This instrument was acknowledged before me on January 8 2008 ~~2007~~ by Charles Eugene Nyberg as Trustee of The Nyberg Loving Trust, dated August 14, 1996.

Eugenie R Walker
(Notary Public)

My commission expires 5/24/11



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