

2008-002498

Klamath County, Oregon



00040841200800024980020022

02/28/2008 11:31:30 AM

Fee: \$26.00

MTC 81488-MS

After recording return to: (Name, Address, Zip)

Mindy A. Nicoletti

Until requested otherwise, send all tax statements to:
(Name, Address, Zip)

National Transfer Services, LLC

c/o Stewart Relocation Services #SRS89-00055553

1700 West 82nd Street, Ste #100

Bloomington, MN 55431

SPACE ABOVE RESERVED FOR RECORDER'S USE

WARRANTY DEED (Individual Grantor)

MINDY A. NICOLETTI, Grantor, conveys and warrants to NATIONAL TRANSFER SERVICES, LLC, A TEXAS LIMITED LIABILITY COMPANY

Grantee, the following described real property free of encumbrances, except as specifically set forth herein, situated in KLAMATH County, State of Oregon, described as follows, to-wit:

1265

Lot 1 of TRACT ~~1266~~, DEVONRIDGE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Subject to easements, restrictions, covenants, agreements, and mineral exceptions, if any, of record.

The property is free from encumbrances except (if none, so state): those of record

The true and actual consideration paid for this transfer, stated in terms of dollars is \$ 295,000.00

(Here, comply with the requirements of ORS 93.030).

Dated this 29th day of January, 20 08.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)). THIS INSTRUMENT [WILL] 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 [AND], 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 CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)).

Mindy A. Nicoletti
MINDY A. NICOLETTI

STATE OF CA }
County of Mendocino } SS.

The foregoing instrument was acknowledged before me on this 29 day of January, 2008 by MINDY A. NICOLETTI.



Stacey Moyles
Notary Public in and for the State of CA
My commission expires:

STATE OF California }
County of Mendocino } SS.

The foregoing instrument was acknowledged before me on this _____ day of _____, 20____ by

Notary Public in and for the State of
My commission expires: