

2008-007617

Klamath County, Oregon



00046782200800076170020020

05/27/2008 02:49:05 PM

Fee: \$26.00

After Recording Return to:

CYLE ROVER

805 WOCUS STREET

KLAMATH FALLS, OR 97601

Until a change is requested all tax statements

Shall be sent to the following address:

CYLE ROVER

Same as above

# WARRANTY DEED

(INDIVIDUAL)

ATE: 65618 PC

GERALD JOSEPH NELSON, herein called grantor, convey(s) to CYLE ROVER, herein called grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

See Exhibit A attached hereto and made a part hereof.

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 \$82,400.00.  
(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 May 13, 2008.

GERALD JOSEPH NELSON

Gerald Joseph Nelson, by Jason Cutter on Behalf of  
National Housing Solutions, LLC as his attorney in fact.  
BY: JASON CUTTER on behalf of NATIONAL HOUSING SOLUTIONS, LLC as his attorney in fact

STATE OF Washington, County of King ss.

On May 19<sup>th</sup>, 2008 personally appeared the above named JASON CUTTER on behalf of NATIONAL HOUSING SOLUTIONS, LLC as attorney in fact for GERALD JOSEPH NELSON and acknowledged the foregoing instrument to be his voluntary act and deed.

This document is filed at the request of:

 **Aspen**  
TITLE & ESCROW, INC.

525 Main Street  
Klamath Falls, OR 97601  
Order No.: 00065618

Before me:

Notary Public for

My commission expires:

Official Seal

Notary Public  
State of Washington  
DAVID A STEPHENS  
My Appointment Expires Apr 6, 2011

**Exhibit A**

**A portion of Lots 10 and 11, Block 5, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon, described as follows:**

**Beginning at the most Easterly corner of Lot 10 in Block 5 of BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, running thence Northwesterly along the Southerly line of Crater Street to the most Northerly corner of Lot 11 of said Block 5; thence Southwesterly along the line between Lots 11 and 12 of said Block 5, a distance of 75 feet; thence Southeasterly parallel to Crater Street, to the Northerly line of Wocus Street; thence Northeasterly along the said line of Wocus Street, 75 feet to the point of beginning.**

**CODE 001 MAP 3809-019CD TL 01100 KEY #435292**