

2008-014426

Klamath County, Oregon



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10/22/2008 01:39:39 PM

Fee: \$26.00

ATE 66179

After Recording Return to:

ERIC L. NELSON and KATHY J. NELSON

1402 Elderberry Lane

Klamath Falls, OR 97601

Until a change is requested all tax statements

Shall be sent to the following address:

SAME AS ABOVE

WARRANTY DEED

(INDIVIDUAL)

DAVID M. QUIMBY, herein called grantor, convey(s) to ^{KATHLEEN}ERIC L. NELSON and KATHY J. NELSON, husband and wife, herein called grantee, all that real property situated in the County of KLAMATH COUNTY, State of Oregon, described as:

SEE EXHIBIT A attached 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 \$95,000.00.
(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, 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 October 1, 2008.

DAVID M. QUIMBY

STATE OF IDAHO, County of Kootenai) ss.

On Oct. 14, 2008 personally appeared the above named DAVID M. QUIMBY and acknowledged the foregoing instrument to be [* his/her/their] voluntary act and deed.

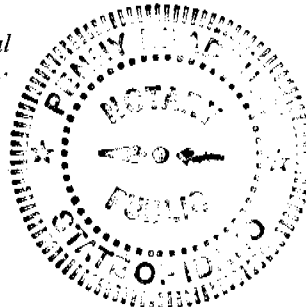
This document is filed at the request of:



525 Main Street
Klamath Falls, OR 97601
Order No.: 66179PS

Before me: Penny Brodbery
Notary Public for Idaho
My commission expires: 07-18-2014

Official Seal



#26 ATE

EXHIBIT A

A tract land situated in the S 1/2 of the NW 1/4 of Section 5, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point which is South 429.0 feet and East 1608.8 feet from the iron pin which marks the Southwest corner of the NW 1/4 of the NW 1/4 of Section 5, Township 39, South, Range 9; thence continuing East 100 feet; thence South 221.5 feet; thence West 100 feet; thence North 221.5 feet to the point of beginning.

CODE: 004 MAP: 3909-005BD TL: 02500 KEY: 532588