

UTC 86108-SH

THIS SPACE 1

2009-012771

Klamath County, Oregon



09/25/2009 03:27:11 PM

Fee: \$21.00

After recording return to:

MOLLY J. BOYTER

4434 PECK DR.

KLAMATH FALLS, OR 97603

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

MOLLY J. BOYTER

4434 PECK DR.

KLAMATH FALLS, OR 97603

Escrow No. MT86108-SH

Title No. 0086108

SWD

### STATUTORY WARRANTY DEED

**LAWRENCE STANLEY NICHOLS**, Grantor(s) hereby convey and warrant to **MOLLY J. BOYTER**, 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 10043 (Westbrook Drive), Supplemental Plat Tract 1379, FALCON HEIGHTS CONDOMINIUM STAGE 3, 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:

**2009-2010 Real Property Taxes a lien not yet due and payable.**

The true and actual consideration for this conveyance is **\$134,000.00**.

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.

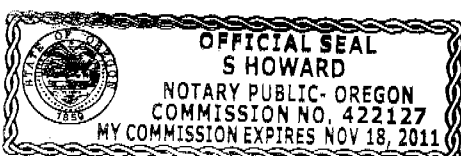
Dated this 25 day of September, 2009

Lawrence Stanley Nichols  
LAWRENCE STANLEY NICHOLS

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on Sept 25, 2009 by LAWRENCE STANLEY NICHOLS.



S. Howard  
(Notary Public for Oregon)

My commission expires 11-18-11

21AMT