

2010-009611

Klamath County, Oregon



00088669201000096110020027

08/12/2010 03:22:11 PM

Fee: \$42.00



After recording return to:
Keith Michael Thompson
PO Box 661496
Arcadia, CA 91066-1496

Until a change is requested all tax statements
shall be sent to the following address:
Keith Michael Thompson
PO Box 661496
Arcadia, CA 91066-1496

File No.: 7021-1597619 (ALF)
Date: July 09, 2010

THIS SPACE IS

STATUTORY WARRANTY DEED

William C. Nickens and Elizabeth J. Nickens, husband and wife, Grantor, conveys and warrants to Keith Michael Thompson and David Robert Thompson and Elizabeth Jane Thompson, not as tenants in common but with full rights of survivorship, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

THAT PORTION OF LOT 2, BLOCK 17, SITUATED SOUTH AND EAST OF A POINT S01° 36' 38" W 900 FEET AND E 425.30 FEET FROM THE NORTHWEST CORNER OF SAID LOT 2C, BLOCK 17 KLAMATH FALLS FOREST ESTATES SYCAN UNIT AS RECORDED IN KLAMATH COUNTY, OREGON.

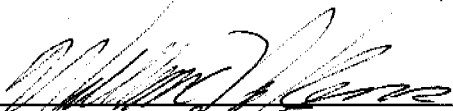
Subject to:

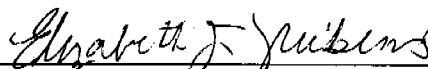
1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$3,000.00**. (Here comply with requirements of ORS 93.030)

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, OF CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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, OF CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

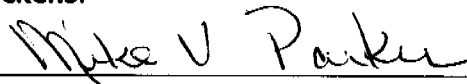
Dated this 28 day of July, 2010.


William C. Nickens


Elizabeth J Nickens

STATE OF California)
~~Oregon~~)
Sacramento)ss.
County of ~~Klamath~~)

This instrument was acknowledged before me on this 28 day of July, 2010
by **William C. Nickens and Elizabeth J Nickens.**





Notary Public for ~~Oregon~~ California
My commission expires: 08-03-2012