



THIS SPACE

2011-011322
Klamath County, Oregon



10/11/2011 03:32:08 PM

Fee: \$42.00

After recording return to:
ARTHUR T. NICKELL
4603 BISBEE STREET
KLAMATH FALLS, OR 97603

Until a change is requested all tax statements
shall be sent to the following address:
ARTHUR T. NICKELL
4603 BISBEE STREET
KLAMATH FALLS, OR 97603

Escrow No. MT91437-SH
Title No. 0091437
SWD1 r.041111

STATUTORY WARRANTY DEED

KENT C. SIMPSON and LINDA S. SIMPSON, as tenants by the entirety,

Grantor(s), hereby convey and warrant to

ARTHUR T. NICKELL and MARIAELISE DES NICKELL, as tenants by the entirety,

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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

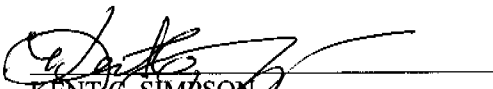
The true and actual consideration for this conveyance is **\$168,500.00**.

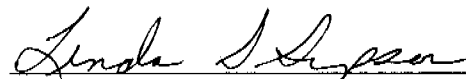
The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

2011-2012 Real Property Taxes a lien not yet due and payable.

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

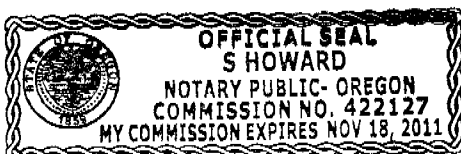
Dated this 10 day of Oct, 2011.


KENT C. SIMPSON


LINDA S. SIMPSON

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on Oct 10, 2011 by KENT C. SIMPSON and LINDA S. SIMPSON.




(Notary Public for Oregon)
My commission expires 11-18-11

42pmo

EXHIBIT "A"
LEGAL DESCRIPTION

A portion of Lot 1, Block 5, SECOND ADDITION TO ALTAMONT ACRES, Klamath County, Oregon, more particularly described as follows:

Beginning at the Northwest corner of said Lot 1, Block 5; thence South along the West line thereof 100 feet; thence East, parallel to the North line of said Lot 1, 215 feet to the Southwest corner of premises described in Deed from A.J. Thorpe, single, to Paul C. Hanna; recorded October 15, 1946 in Book 197, page 147; thence North along the West line of said Hanna premises to the North line of said Lot 1; thence West 215 feet to the point of beginning, but excepting therefrom the Westerly 5 feet taken by Klamath County for widening of Bisbee Street as set forth in Deed Book 362, page 563, Deed Records of Klamath County, Oregon.