

**2014-002540**

**Klamath County, Oregon**

**03/24/2014 03:02:05 PM**

**Fee: \$47.00**

187 2183881

**RECORDING REQUESTED BY:**  
Ticor Title Company of Oregon  
744 NE 7th St  
Grants Pass, OR 97526

**GRANTOR:**  
Michael D. Nichols and Lauralee E. Nichols,  
husband and wife  
8512 McLaughlin Ln  
Klamath Falls, OR 97601

**GRANTEE:**  
Deanna L. Powell and Joseph L. Powell, as  
tenants by the entirety  
5900 Hugo Rd  
Grants Pass, OR 97526

**SEND TAX STATEMENTS TO:**  
Deanna L. Powell and Joseph L. Powell  
8512 McLaughlin Lane  
Klamath Falls, OR 97601

**AFTER RECORDING RETURN TO:**  
Deanna L. Powell and Joseph L. Powell  
8512 McLaughlin Lane  
Klamath Falls, OR 97601

Escrow No: 470314033072-TTJA26

8512 McLaughlin Lane  
Klamath Falls, OR 97601

SPACE ABOVE THIS LINE FOR RECORDER'S USE

## **STATUTORY WARRANTY DEED**

Michael D. Nichols and Lauralee E. Nichols, husband and wife, Grantor, conveys and warrants to Deanna L. Powell and Joseph L. Powell, as tenants by the entirety, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Klamath, State of Oregon:

Lots 7 and 8, Block 36, Tract No. 1084, Sixth Addition to Klamath River Acres, according to the official plat thereof on file in the Office of the County Clerk of Klamath County, Oregon.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS \$283,500.00. (See ORS 93.030)

**Subject to and excepting:**

Covenants, Conditions, Restrictions, Reservations, set back lines, Power of Special Districts, and easements of Record, if any.

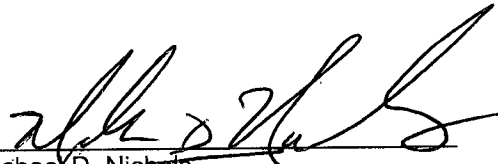

**BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. 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**

470314033072-TTJA26  
Deed (Warranty-Statutory)

F.  
52.00

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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

DATED: 3-18-14

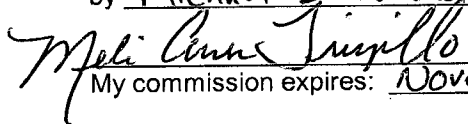
  
Michael D. Nichols  
  
Lauralee E. Nichols

STATE of OREGON

COUNTY of Klamath

This instrument was acknowledged before me on March 18, 2014

by Michael D. Nichols & Lauralee E. Nichols

, Notary Public - State of Oregon  
My commission expires: November 17, 2017

Lots 7 and 8, Block 36, Tract No. 1084, Sixth Addition to Klamath River Acres, according to the official plat thereof on file in the Office of the County Clerk of Klamath County, Oregon.

