

56357

WARRANTY DEED (INDIVIDUAL)

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RONALD K. EICHELKRAUT and BARBARA C. EICHELKRAUT, husband and wife

hereinafter called grantor, convey(s) to
JERRY D. NICODEMUS AND NADINE I. NICODEMUS, husband and wifeall that real property situated in the County
of Klamath, State of Oregon, described as:Lot 1, EXCEPT the Southerly 20 feet thereof, Block 3, SUNSET VILLAGE, in the County of Klamath,
State of Oregon.

SUBJECT TO: 1. Taxes for the year 1978-79 are now a lien but not yet payable.

2. This property lies within and is subject to the levies and assessments of
the Sunset Lighting District. (Paid for 1978)3. Regulations, including levies, assessments, water and irrigation rights
and easements for ditches and canals, of Enterprise Irrigation District.4. Regulations, including levies, liens, assessments, rights of way and
easements of the South Suburban Sanitary District.5. Restrictions, but omitting restrictions, if any, based on race, color,
religion or national origin, as shown on the recorded plat of Sunset Village

(Continued on Reverse Side)

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except
as listed above and on the reverse of this sheet

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 \$ 47,500.00

**

Dated this 18 day of October, 19 78.

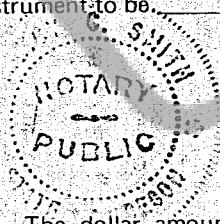
Ronald K. Eichelkraut

RONALD K. EICHELKRAUT

Barbara C. Eichelkraut

BARBARA C. EICHELKRAUT

STATE OF OREGON, County of Klamath) ss.

On this 18 day of October, 19 78 personally appeared the above named
Ronald K. Eichelkraut and Barbara C. Eichelkraut and acknowledged the foregoing
instrument to be their voluntary act and deed.

Before me:

Nancy Smith

Notary Public for Oregon

My commission expires: 2-20-82

* The dollar amount should include cash plus all encumbrances existing against the property to which the
property remains subject or which the purchaser agrees to pay or assume.** If consideration includes other property or value, add the following: "However, the actual consideration
consists of or includes other property or value given or promised which is part of the/the whole
consideration." (Indicate which)

WARRANTY DEED (INDIVIDUAL)

Eichelkraut

TO

Nicodemus

After Recording Return to: AND SEND TAXES
TO:Mr. and Mrs. Jerry Nicodemus
5808 Harlan Drive
Klamath Falls, OR 97601

STATE OF OREGON,)

)

) ss.

County of)

I certify that the within instrument was received for record
on the day of , 19 ,
at o'clock M. and recorded in book
on page Records of Deeds of said County.

Witness my hand and seal of County affixed.

Title

Deputy

By

Deputy

23455

6. Covenants, easements, restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms and provisions thereof, Recorded May 29, 1967 in Book M-67 at Page 4004, Modified January 10, 1968 in Book M-68 at Page 2101.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Transamerica Title Co.

this 19th day of October A. D. 1978 at 10:55 o'clock A. M., at

filed recorded in Vol. M78, of Deeds on Page 23454

Wm D. MILNE, County Clerk

Fee \$6.00

By Bernetha Phelps

Unofficial Copy