

75043

-WARRANTY DEED-

Vol. ^M 79 Page 23617

WILLIAM S. NICHOLSON and KAREN M. NICHOLSON, Grantors, convey and warrant to CHARLES LABUWI and DIANE LABUWI, husband and wife, Grantees, the following described real property situate in Klamath County, Oregon, free of all encumbrances, except as specifically set forth herein:

Lot 4 and 5 in Block 47 of First Addition to Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

SUBJECT TO AND EXCEPTING:

(1) Liens and assessments of the City of Klamath Falls for monthly water and/or sewer service; (2) 1979-80 taxes are now a lien but not yet payable; (3) Reservations, restrictions, easements and rights of way of record and those apparent upon the land.

The true and actual consideration for this transfer is Ninety One Thousand and No/100ths (\$91,000.00) DOLLARS.

Until a change is requested, all tax statements shall be mailed to: Charles Labuwi, M.D.

DATED this 2 day of Oct, 1979.

William S. Nicholson
Karen M. Nicholson

STATE OF OREGON)
County of Klamath) ss. Sept 24, 1979.

Personally appeared the above named WILLIAM S. NICHOLSON and acknowledged the foregoing instrument to be his voluntary act. Before me:

Melvin H. Swanson
Notary Public for Oregon
My Commission expires: 9-11-81

STATE OF OREGON)
County of KLAMATH) ss. Oct 2, 1979.

Personally appeared the above-named KAREN M. NICHOLSON and acknowledged the foregoing instrument to be her voluntary act. Before me:

A. D. Bond
Notary Public for OREGON
My Commission expires: 7-15-80

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Klamath County Title jCo.

this 4th day of October A. D. 19 79 at 3:45 o'clock P. M., at

fully recorded in Vol. M79, of Deeds on Page 23617

KCTC
WILLIAM P. BRANDSNESS
ATTORNEY AT LAW
411 PINE STREET
KLAMATH FALLS, OREGON 97601

Wm D. MILNE, County Clerk

By Lemetha H. Hillock

Fee \$3.50