

52265

WARRANTY DEED

Vol 185

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MTC 15334 ACC  
KNOW ALL MEN BY THESE PRESENTS, That MARCIA A. NICHOLS

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by BRAD L. NICHOLS  
the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Tract 28 of LANDIS PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

## MOUNTAIN TITLE COMPANY INC.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.  
And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that

grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances EXCEPT as shown on the reverse of this deed and those of record and apparent upon the land, if any, as of the date of this deed,

grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$29,332.95.  
However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which). (The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 20th day of August, 1985; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

(If executed by a corporation,  
affix corporate seal)

Marcia A. Nichols  
MARCIA A. NICHOLS

STATE OF OREGON

County of Klamath

August 20, 1985

Personally appeared the above named

Marcia A. Nichols

and acknowledged the foregoing instrument to be her voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 11/6/87

STATE OF OREGON, County of \_\_\_\_\_ ) ss.

Personally appeared \_\_\_\_\_

and \_\_\_\_\_ who, being duly sworn, each for himself and not one for the other, did say that the former is the \_\_\_\_\_ president and that the latter is the \_\_\_\_\_ secretary of \_\_\_\_\_

and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me:

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

MARCIA A. NICHOLS

GRANTOR'S NAME AND ADDRESS

BRAD L. NICHOLS

3943 Clinton

Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

GRANTEE

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

GRANTEE

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of \_\_\_\_\_ ) ss.

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 \_\_\_\_\_ or as

file/reel number \_\_\_\_\_, Record of Deeds of said county.

Witness my hand and seal of County affixed.

By \_\_\_\_\_

Recording Officer

Deputy

## SUBJECT TO:

1. Taxes for the fiscal year 1985-1986, a lien, not yet due and payable.
2. Regulations, including levies, assessments, rights of way and easements of the South Suburban Sanitary District, and as per Ordinance No. 29 recorded May 24, 1983 in Book M83, page 8062.
3. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Klamath Irrigation District.
4. Reservations and restrictions as contained in plat dedication, to wit:  
"subject to setback line as shown on plat and easements over all lots for future sewers."
5. Subject to a 20 foot building setback from Clinton Avenue as shown on dedicated plat.
6. Trust Deed, including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein.

Dated: September 5, 1978

Recorded: September 6, 1978

Volume: M78, page 19614, Microfilm Records of Klamath County, Oregon

Grantor: Marcia A. Nichols

Trustee: Transamerica Title Insurance Company

Beneficiary: First National Bank of Oregon

Addendum to FNMA/FHLMC, FHA or VA Deed of Trust, including the terms and provisions thereof,

Dated: September 5, 1978

Recorded: September 6, 1978

Volume: M78, page 19617, Microfilm Records of Klamath County, Oregon

Borrower: Marcia A. Nichols

Assignment of Trust Deed, including the terms and provisions thereof,

Dated: October 9, 1978

Recorded: October 11, 1978

Volume: M78, page 22735, Microfilm REcords of Klamath County, Oregon

Assignor: First National Bank of Oregon

Grantor: Marcia A. Nichols

Trustee: Transamerica Title Insurance Co.

The Grantee appearing on the reverse of this deed agrees to assume said Trust Deed and to pay said Trust Deed in full, and hold seller harmless therefrom.

"This instrument does not guarantee that any particular use may be made of the property described in this instrument. A buyer should check with the appropriate city or county planning department to verify approved uses."

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of \_\_\_\_\_ the \_\_\_\_\_ day  
of August A.D., 19 85 at 11:35 o'clock A M., and duly recorded in Vol. M85  
of \_\_\_\_\_ Deeds \_\_\_\_\_ on Page 13125.

FEE

\$9.00

Evelyn Biehn, County Clerk

By

*Pam Smith*