

55004

M-29204

Aspen

TITLE & ESCROW, INC.
WARRANTY DEED (INDIVIDUAL)

Vol. M85 Page 17788

LEO F. DAVIS and MARY M. DAVIS, husband and wife, hereinafter called grantor,
convey(s) to GARY W. NICHOLS and HELEN ROSE NICHOLS, husband and wife, all that real property situated in the
County of Klamath, State of Oregon, described as:

Lot 3, Block 8, LAKESIDE ADDITION TO THE CITY OF KLAMATH FALLS,
in the County of Klamath, State of Oregon.

SUBJECT TO:

1. Regulations, including levies, liens, and utility assessments of the City of Klamath Falls.
2. Trust Deed, including the terms and provisions thereof to secure the amount noted below and other amounts secured thereunder, if any:
Grantor : Leo F. Davis and Mary M. Davis, husband and wife
Trustee : D.L. Hoots
Beneficiary : Security Savings and Loan Association
Dated : March 12, 1979
Book : M-79 Page : 5684
Recorded : March 13, 1979
Amount: \$38,250.00

WHICH SAID Trust Deed, the Grantee herein agrees to assume and pay according**
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 APPROVED USES."

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.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except **to the terms and provisions contained therein.
3. Conditions, restrictions as shown on the recorded plat of Lakeside Addition.

The true and actual consideration for this transfer is \$ 39,800.00.
In construing this deed and where the context so requires, the singular includes the plural.
IN WITNESS WHEREOF, the grantor has executed this instrument this 30 day of October, 19 85.

STATE OF OREGON, County of Klamath
October 31, 1985
I, Leo F. Davis and Mary M. Davis, personally appeared the above named
instrument to be their voluntary act and deed.

Leo F. Davis
Mary M. Davis
ss.

Before me: Wardene D. Addington
Notary Public for Oregon
My Commission Expires: 3-22-89

Leo F. Davis
Mary M. Davis

GRANTOR'S NAME AND ADDRESS
Gary W. Nichols
Helen Rose Nichols

GRANTEE'S NAME AND ADDRESS

After recording return to:
Mr. & Mrs. Gary W. Nichols
210 So. Rogers St.
Klamath Falls OR 97601

Until a change in requests of all tax statements shall be sent to the following address:
Mr. & Mrs. Gary W. Nichols
210 So. Rogers St.
Klamath Falls OR 97601

STATE OF OREGON,

County of Klamath ss.
I certify that the within instrument was received for record on the 1st day of November, 19 85, at 11:34 o'clock A.M., and recorded in book/reel/volume No. M85 on page 17788 or as document/fee/file/Instrument/microfilm No. 55004.
Record of Deeds of said county.
Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
NAME
By Pam Smith TITLE Deputy

Fee: \$5.00