

61267

MTC 5301  
WARRANTY DEED (INDIVIDUAL)Vol. M86 Page 8108

ROGER NICHOLSON and JAMES BELLET

ROGER NICHOLSON

, hereinafter called grantor, convey(s) to

of Klamath

, State of Oregon, described as:

all that real property situated in the County

The South half of Tract D, of RESUBDIVISION OF ENTERPRISE TRACT NO. 24, 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. Restrictions contained in deed dated July 14, 1936, recorded July 19, 1940 in Book 130 at page 475, Deed Records, Frank Ira White and Lillian E. White to L.M. Manfull and Nora P. Manfull. 3. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals of Klamath Irrigation District. 4. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District.

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 \_\_\_\_\_

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 \$ 24,582.23 . \*

Dated this 13th day of September, 19 84.

*Roger Nicholson*  
*James Bellet*

STATE OF OREGON, County of Klamath

) ss.

September 21, 19 84 personally appeared the above named Roger Nicholson and James Bellet and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

*Darlene L. Addington*  
Notary Public for Oregon

My commission expires: 3-22-85

\* 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)

Roger Nicholson

James Bellet

TO

Roger Nicholson

After Recording Return to:

Roger Nicholson  
P.O. Box 458  
Fort Klamath, OR 97624

STATE OF OREGON,

County of Klamath ) ss.

I certify that the within instrument was received for record on the 12th day of May, 19 86 at 11:04 o'clock A. M. and recorded in book M86 on page 8108 Records of Deeds of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn,

Klamath County Clerk

Title

By *Ann Smith*

Deputy

Fee: \$10.00