

82730

WARRANTY DEED

Vol. M87 Page 22631

KNOW ALL MEN BY THESE PRESENTS, That RUSSELL E. NICOLES AND SUSAN M. NICOLES, husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by RONALD E. NICOLES AND BETTY J. NICOLES, husband and wife as joint tenants by the entirety, 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:

Lot 20, Block 24, First Addition to Klamath Forest Estates, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

(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

and that 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 \$..... and that the actual consideration consists of or includes other property or value given or promised which is \$.....

However, the actual consideration consists of or includes other property or value given or promised which is \$..... (The sentence between the symbols ①, 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 9th day of December, 1987; 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.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE 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.

Russell E. Nicoles
Susan M. Nicoles
 RUSSELL E. NICOLES
 SUSAN M. NICOLES

STATE OF OREGON, California, }
 County of San Bernardino } ss.
 December 9, 1987

Personally appeared the above named
Russell E. Nicoles, Susan M. Nicoles

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

Before me: [Signature]

Notary Public for Oregon

My commission expires: 8/19/88

STATE OF OREGON, County of _____ ss.
 _____, 19____

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.

Notary Public for Oregon

My commission expires: _____

(OFFICIAL SEAL)

(If executed by a corporation, affix corporate seal)

Russell E. & Susan M. Nicoles
 6526 Lee Court
 Chino, CA 91710

GRANTOR'S NAME AND ADDRESS

Ronald E. & Betty J. Nicoles
 9825 Westport Drive
 Alta Loma, CA 91701

GRANTEE'S NAME AND ADDRESS

Ronald E. Nicoles
 9825 Westport Drive
 Alta Loma, CA 91701

NAME, ADDRESS, ZIP

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

Ronald E. Nicoles
 9825 Westport Drive
 Alta Loma, CA 91701

NAME, ADDRESS, ZIP

STATE OF OREGON, }
 County of Klamath } ss.

I certify that the within instrument was received for record on the 21st day of December, 1987, at 2:36 o'clock P.M., and recorded in book/reel/volume No. M87 on page 22631 or as fee/file/instrument/microfilm/reception No. 82730, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

NAME

TITLE

By [Signature] Deputy

Fee: \$10.00

SPACE RESERVED
 FOR
 RECORDER'S USE

OFFICIAL SEAL
 RONLE BLASE
 NOTARY PUBLIC - CALIFORNIA
 SAN BERNARDINO COUNTY
 My comm. expires AUG 19, 1988



10

87 DEC 21 PM 2 36