

MOUNTAIN TITLE COMPANY

88651

WARRANTY DEED 19956-K

Vol M88 Page 10044

KNOW ALL MEN BY THESE PRESENTS, That THEODORE J. NICK, JR. & VOLANDTA M. NICK, husband and wife and THEODORE J. NICK III not as tenants in common hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by KENNETH W. COLLINS & DORIS E. COLLINS, husband and wife, hereinafter called 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:

Lots 26 and 27, Block 1, TRACT NO. 1085, COUNTRY GREEN, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No 3909 013AA 03900
3909 013AA 04000

MOUNTAIN TITLE COMPANY

"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."

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 covenants, conditions, restrictions, easements, those of record and apparent to the land as of the date of this deed 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 \$ 37,000.00. 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 7 day of June, 1988 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)

STATE OF OREGON,

County of Klamath

June 27, 1988

STATE OF OREGON, County of

Personally appeared

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)

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 6-16-92

Nick

CP Raymond Neufeld
7102 Ruth Ct, Klamath Falls

GRANTOR'S NAME AND ADDRESS OR 97603

Collins

7106 Ruth Ct

Klamath Falls OR 97603

After recording return to:

Collins

ADNA

NAME, ADDRESS, ZIP

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

Collins

ADNA

NAME, ADDRESS, ZIP

\$8.00

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 28 day of June, 1988, at 9:22 o'clock A.M., and recorded in book M88 on page 10044 or as file/reel number 88651.

Record of Deeds of said county. Witness my hand and seal of County affixed.

Evelyn Biehn County Clerk
By Pauline Muller Deputy

MOUNTAIN TITLE COMPANY