

90489

WARRANTY DEED

Vol. M88 Page 13364

KNOW ALL MEN BY THESE PRESENTS, That
 GERALD J. NICHOLSON and SHIRLEY INGRID NICHOLSON, husband and wife
 hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
 MASSOUD GHIASSI and BEVERLY GHIASSI, husband and wife
 the grantor, 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 ap-
 pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

SEE ATTACHED LEGAL DESCRIPTION OF WHICH IS MADE A PART HEREOF BY THIS REFERENCE.

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
 all those of record and those apparent upon the land, if any, as of the date of this
 deed and that

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 \$ 99,500.00
 However, the actual consideration consists of or includes other property or value given or promised which is
 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 8th day of August, 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)

X *Gerald J. Nicholson*
 GERALD J. NICHOLSON

X *Shirley Ingrid Nicholson*
 SHIRLEY INGRID NICHOLSON

STATE OF OREGON,

County of Klamath

August 8

1988

STATE OF OREGON, County of

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 be-
 half 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)

Personally appeared the above named
 GERALD J. NICHOLSON and SHIRLEY
 INGRID NICHOLSON

and acknowledged the foregoing instru-
 ment to be their voluntary act and deed.

Before me:

(OFFICIAL
SEAL)

Notary Public for Oregon

My commission expires: 3-27-89

GERALD J. NICHOLSON and SHIRLEY INGRID NICHOLSON
 1026 NW Prospect

Grants Pass, OR 97526

GRANTOR'S NAME AND ADDRESS:

MASSOUD GHIASSI and BEVERLY GHIASSI
 2260 S. Norwalk Blvd. 3390 KAMIKI AVE
 Hawaiian Gardens, CA 90746 LOMA BEACH

GRANTEE'S NAME AND ADDRESS:

After recording return to:

SAME AS GRANTEE

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of

ss.

I certify that the within instru-
 ment was received for record on the
 day of

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

13365

Order No.: 20010-D

EXHIBIT "A"
LEGAL DESCRIPTION

A portion of Lot 8 of Section 32, Township 38 South, Range 9 East of the Willamette Meridian, being more particularly described as follows:

Beginning at a point distant 50 feet and bearing North 32 degrees 14' West from a stone monument in the center of the Northerly end of Conger Avenue in the City of Klamath Falls, Oregon, thence running North 32 degrees 14' West 73.30 feet; then South 72 degrees 12' West to Link River, thence Southeasterly down Link River to a point bearing South 72 degrees 12' West from the place of beginning, thence North 72 degrees 12' East to the place of beginning.

Also, beginning at a stone monument in the center of the Northerly end of Conger Avenue, thence North 32 degrees 14' West 50 feet to the Northeast corner of said lot; thence South 72 degrees 12' West to Link River; thence down Link River to a point South 72 degrees 12' West of the point of beginning, thence North 72 degrees 12' East to the point of beginning, being a part of Lot 8 of Section 32 Township 38 South, Range 9 East of the Willamette Meridian.

Tax Account No.: 3809 032BC 02100

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 18th day
of Aug. A.D. 19 88 at 10:45 o'clock A.M., and duly recorded in Vol. M88
of Deeds on Page 13364

FEE \$13.00

Evelyn Biehn
By Dorlene Mueller County Clerk