

3931

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That THEODORE J. NICK, JR. and VOLANDTA M. NICK, husband and wife

hereinafter called the grantor, for the consideration of THEODORE J. NICK, JR. and VOLANDTA M. NICK, husband and wife, and THEODORE J. NICK, III, not as tenants in common, but in the entirety, with full rights of survivorship hereinafter called the grantee, and unto 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 2 in BLOCK 4, FIRST ADDITION TO WINEMA GARDENS, in the county of Klamath, State of 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 except: 1) Rules, regulations and statutory powers of South Suburban Sanitary District. 2) Conditions and restrictions as shown on the recorded plat of First Addition to Winema Gardens. 3) Conditions and restrictions in Deed recorded July 13, 1951, in Book 248, at page 397, Klamath County Official Records. 4) Taxes for the fiscal year 1989-90, a lien not yet payable.

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 \$ 10.00. 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 _____ day of _____, 19____; 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.

Theodore J. Nick, Jr.
Volandta M. Nick

STATE OF OREGON,

County of Klamath } ss.
August 15, 1989.

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 _____

Personally appeared the above named _____ and _____ and acknowledged the foregoing instrument to be _____ voluntary act and deed.

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.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 5-1-91

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

(If executed by a corporation, affix corporate seal)

Theodore J. Nick, Jr. & Volandta M. Nick
6224 Winema Way
Klamath Falls, OR 97603

GRANTOR'S NAME AND ADDRESS
Theodore J. Nick, Jr. & Volandta M. Nick &
Theodore J. Nick, III
6224 Winema Way
Klamath Falls, OR 97603

GRANTEE'S NAME AND ADDRESS

After recording return to:
Theodore J. Nick, Jr.
6224 Winema Way
Klamath Falls, OR 97603

NAME, ADDRESS, ZIP

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

Jackson County Federal Savings & Loan
2 East Main Street
Medford, OR 97501

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 16th day of Aug, 1989, at 2:43 o'clock A.M., and recorded in book/reel/volume No. M89 on page 15171 or as fee/file/instrument/microfilm/reception No. 3931, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
NAME TITLE

By Douglas M. Miller, Deputy
NAME TITLE

Fee \$8.00
cc 1.00