



#01035414
WARRANTY DEED

AFTER RECORDING RETURN TO:
CARLOS H. NICHOLS
537 Riverfront
Bend, OR 97701

UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVE

RICHARD A. PADDOCK and VIRGINIA R. PADDOCK, husband and wife,
hereinafter called GRANTOR(S), convey(s) to CARLOS H. NICHOLS,
hereinafter called GRANTEE(S), all that real property situated
in the County of Klamath, State of Oregon, described as:

Lot 3 in Block 63 of NICHOLS ADDITION TO THE CITY OF KLAMATH
FALLS, in the County of Klamath, State of Oregon.

Code 1, Map 3809-29DC, TL 18200.

"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." *C.H.N.*

and covenant(s) that grantor is the owner of the above described
property free of all encumbrances except: 1) Regulations,
including levies, liens and utility assessments of the City of
Klamath Falls. 2) Trust Deed, including the terms and
provisions thereof, recorded July 19, 1977 in Book M-77, page
12781, in favor of Klamath First Federal Savings and Loan
Association, which Trust Deed the Grantee herein agrees to
assume and pay according to the terms contained therein.,

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
\$29,000.00.

In construing this deed and where the context so requires, the
singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument
this 11th day of July, 1990.

Richard A. Paddock
RICHARD A. PADDOCK

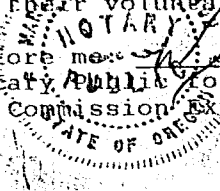
Virginia R. Paddock
VIRGINIA R. PADDOCK

STATE OF OREGON, County of Klamath)ss.

July 12, 1990.

Personally appeared the above named RICHARD A. PADDOCK and
VIRGINIA R. PADDOCK and acknowledged the foregoing instrument to
be their voluntary act and deed.

Before me, *Parlene L. Addington*
Notary Public for Oregon
My Commission Expires: March 22, 1993.



*90 JUL 12 AM 11 00

13745

13745

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co the 12 day
of July A.D., 1990 at 11:00 A'clock M., and duly recorded in Vol. 490
of Deeds on Page 13744

FEE 33.00

Evelyn Bighn County Clerk
By Bernetha H. Pritch