

19443

WARRANTY DEED

aka Sondra S. Moore

GARY W. NICHOLS

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KNOW ALL MEN BY THESE PRESENTS, That

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by CHARLENE NICHOLS, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, the 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 5 in Block 2 of SUNSET VILLAGE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Assessors Account No. 3909 012CB 03100

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 and the above granted premises, free from all encumbrances except those of record and apparent to the land

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 \$ none. However, the actual consideration received for this transfer 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 28 day of August, 19 90; 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.

Sondra S. Moore By Charlene Nichols
Sondra S. Moore by her attorney in fact,
Charlene Nichols

Gary W. Nichols By Charlene Nichols
Gary W. Nichols, by his attorney in fact,
Charlene Nichols

STATE OF OREGON,
County of Klamath ss.
August 28, 19 90.

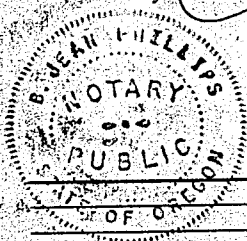
Personally appeared the above named
Charlene Nichols as attorney in fact
for Sondra S. Moore and Gary W. Nichols

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

Before me: B. John Phillips
Notary Public for Oregon
My commission expires: 3-2-92

STATE OF OREGON, County of _____) ss.
The foregoing instrument was acknowledged before me this _____, 19 _____, by _____, _____ president, and by _____, _____ secretary of _____

a _____ corporation, on behalf of the corporation.
Notary Public for Oregon _____
My commission expires: _____ (SEAL)



STATE OF OREGON, _____ ss.
County of Klamath
I certify that the within instrument was received for record on the 28th day of Aug., 19 90, at 1:36 o'clock P M., and recorded in book M90 on page 17261 or as file/reel number 19443, Record of Deeds of said county.
Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer
By Deanne Neulander Deputy

Fee \$28.00

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| GRANTOR'S NAME AND ADDRESS |
| GRANTEE'S NAME AND ADDRESS |
| After recording return to: <u>Charlene Nichols</u> <u>5816 Southgate</u> <u>Klamath Falls, Oregon 97603</u> NAME, ADDRESS, ZIP |
| Until a change is requested all tax statements shall be sent to the following address: <u>same as above</u> NAME, ADDRESS, ZIP |

SPACE RESERVED
FOR
RECORDERS USE