

21274

WARRANTY DEED

ROBERT D. NIELSEN AND DORIS J. NIELSEN

KNOW ALL MEN BY THESE PRESENTS, That

HUSBAND AND WIFE

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DALE R. MORRISON AND BARBARA A. MORRISON, HUSBAND AND WIFE, hereinafter called the grantee, do hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, the certain real property, with the tenelements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 4 in Block 18 of TRACT NO. 1127- NINTH ADDITION TO SUNSET VILLAGE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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

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 \$ 100,000.00

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 24th day of October, 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.

STATE OF OREGON
County of Klamath
October 8, 19 90 ss.

Robert D. Nielsen
Robert D. Nielsen
Doris J. Nielsen
Doris J. Nielsen

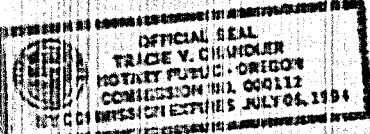
Personally appeared, the above named Robert D. Nielsen and Doris J. Nielsen

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

Before me: Daniel D. Chandler
Notary Public for Oregon
My commission expires: 7-6-94

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 _____ (SEAL)
My commission expires: _____



Robert D. and Doris J. Nielsen
<u>21274</u>
<u>54104</u>
Dale R. and Barbara A. Morrison
<u>3933</u>
<u>Klamath Falls, OR 97603</u>
Klamath First Federal Savings & Loan
<u>540 Main St.</u>
<u>Klamath Falls, OR 97601</u>
NAME, ADDRESS, ZIP
NAME as above
NAME, ADDRESS, ZIP

STATE OF OREGON, ss.
County of Klamath
I certify that the within instrument was received for record on the 10th day of Oct., 19 90, at 11:05 o'clock A.M. and recorded in book M90 on page 20462 or as file/reel number 21274.
Record of Deeds of said county.
Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer
By Candice M. Mendenhall Deputy

Fee \$28.00