

28002

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Aspen
TITLE & ESCROW, INC.
WARRANTY DEED (INDIVIDUAL)

RONALD E. NICHOLS and SHEILA F. NICHOLS, husband and wife

convey(s) to SHARON STILLWELL, hereinafter called grantor,County of Klamath, State of Oregon, described as: all that real property situated in the

Lot 477, Block 114, MILLS ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon.

CODE 1 MAP 3809-33AC TL 8800

SUBJECT TO:

1. Regulations, including levies, liens and utility assessments of the City of Klamath Falls.
2. Conditions, Restrictions as shown on the recorded plat of Mills Addition.

"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."

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except
See above
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 \$ 27,000.00. "However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which)" (Delete between symbols; if not applicable. See ORS 93.030) part of the consideration
IN WITNESS WHEREOF, the grantor has executed this instrument this 11th day of April, 19 91.

Ronald E. Nichols
Ronald E. Nichols
Sheila F. Nichols
Sheila F. Nichols

STATE OF OREGON, County of Klamath)ss.

April 11, 19 91.
Personally appeared the above named Ronald E. Nichols and Sheila F. Nichols
instrument to be their voluntary act and deed. and acknowledged the foregoing

Before me:

Judith L. Morgado
Notary Public for Oregon
My Commission Expires: 8-31-91

Ronald E. Nichols and Sheila F. Nichols
C/O Klamath First Federal

GRANTOR'S NAME AND ADDRESS

Sharon Stillwell

2220 Garden Avenue

Klamath Falls, Oregon 97601

GRANTEE'S NAME AND ADDRESS

Klamath First Federal

2943 S. 6th St.

Klamath Falls, Oregon 97603

NAME, ADDRESS, ZIP

After recording return to:

Klamath First Federal

2943 S. 6th St.

Klamath Falls, Oregon 97603

NAME, ADDRESS, ZIP

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

STATE OF OREGON,

ss.

County of Klamath
I certify that the within instrument was received for record on the 11th day of April, 19 91, at 10:42 o'clock A M., and recorded in book/reel/volume No. M91 on page 6442 or as document/fee/file/instrument/microfilm No. 28002, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
NAME TITLE

By Paulene Muelendore Deputy

Fee \$28.00

FORM 685-2.5M

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