

29204

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That GAYLE PAYNE NICHOLSON

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by MICHAEL E. AGUIAR AND MELODY C. AGUIAR, HUSBAND AND WIFE

, 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 18 in Block 13, TRACT 1170, THIRD ADDITION TO THE MEADOWS, 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

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 \$ 52,500.00

However, the actual consideration consists of or includes other property or value given or promised, which is the whole or 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 individuals.

In Witness Whereof, the grantor has executed this instrument this 6th day of May, 1991, 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 ss.

Personally appeared the above named

GAYLE PAYNE NICHOLSON

Gayle Payne Nicholson

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

Before me:

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

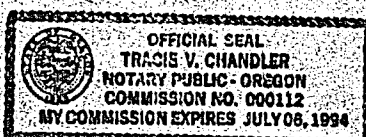
secretary of

a corporation, on behalf of the corporation.

Notary Public for Oregon

My commission expires:

(SEAL)



Gayle Payne Nicholson

2656 Shasta Way

Klamath Falls OR 97603

Michael E. & Melodee C. Aguiar

4410 Blackberry Ct

Klamath Falls OR 97603

Klamath Trust General S+L

540 Main St

Klamath Falls OR 97601

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STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was

received for record on the 9th

day of May, 1991,

at 11:40 o'clock A.M., and recorded

in book M91 on page 8736 or as

file/reel number 29204

Record of Deeds of said county.

Witness my hand and seal of County

affixed.

Evelyn Biehn, County Clerk

Recording Officer

By [Signature] Deputy

Fee \$28.00