

30403

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That  
SHIRLEY M. NIX

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by  
CHRISTY LEE SYPHERS  
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, LAMRON HOMES, 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 ALL THOSE

OF RECORD, AND THOSE APPARENT UPON THE LAND, IF ANY, AS OF THE DATE OF THIS DEED 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 \$ 64,000.00  
~~THE TRUE AND ACTUAL CONSIDERATION PAID FOR THIS TRANSFER, STATED IN TERMS OF DOLLARS, IS \$ 64,000.00~~  
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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 7th day of June, 19 91,  
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.  
June 7, 19 91

Personally appeared the above named  
Shirley M. Nix

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

Before me:

*Judith L. Morgado*  
Notary Public for Oregon  
My commission expires: 8-31-91

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)

Shirley M. Nix  
C/O Klamath First Federal

GRANTOR'S NAME AND ADDRESS  
Christy Lee Syphers  
4451 Allyn Street  
Klamath Falls, Oregon 97603

GRANTEE'S NAME AND ADDRESS  
Christy Lee Syphers  
Klamath First Federal  
2943 S. 6th St.  
Klamath Falls, Oregon 97603

NAME, ADDRESS, ZIP  
Klamath First Federal  
2943 S. 6th St.  
Klamath Falls, Oregon 97603

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 June, 19 91,  
at 4:01 o'clock P.M., and recorded  
in book M91 on page 10908 or as  
file/reel number 30403  
Record of Deeds of said county  
Witness my hand and seal of County  
affixed

Evelyn Biehn, County Clerk  
Recording Officer  
By *Pauline Mueller* Deputy

Fee \$28.00