

mtc 25631-KR
WARRANTY DEED

The STATE OF OREGON, by and through the Director of Veterans' Affairs, conveys and warrants unto BRYAN NICKEL and TERRIE NICKEL, grantees, the following described real property free of encumbrances except as specifically set forth herein situated in Klamath County, State of Oregon, to wit:

Lot 6 in Block 36 of FIRST ADDITION to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

1. Any taxes for 1991-92 when due or payable. Tax account No. 410825.
2. Any redemption related to the foreclosure of that certain mortgage dated December 16, 1977, wherein James T. Bird and Jacklyn M. Bird were the mortgagor.
3. Regulations, including levies, liens and utility assessments of the City of Klamath Falls.
4. Conditions, restrictions as shown on the recorded plat of First Addition to the City of Klamath Falls.

TO HAVE AND TO HOLD said real property unto said grantees, their heirs and assigns forever.

"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 USES."

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IN WITNESS WHEREOF, the Director of Veterans' Affairs has caused these presents to be executed this 12th day of June, 1991.

The true and actual consideration for this conveyance is \$32,659. The foregoing recital of consideration is true as I verily believe.



STATE OF OREGON
Jon A. Mangis
Director of Veterans' Affairs

By: Cliff Jones
Cliff Jones
Loan Processing Manager

STATE OF OREGON)
)ss
County of Marion)

Before me, a Notary Public, personally appeared the above-named Cliff Jones, authorized to act on behalf of the duly appointed and acting Director of Veterans' Affairs for the STATE OF OREGON, and acknowledged the foregoing instrument to be his voluntary act and deed.

WITNESS my hand and official seal the day and year last above written.

Darlene Schrab
Notary Public for Oregon
My Commission expires: 11-22-92

ds/eab/1066 *W*

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 28th day of June A.D., 19 91 at 9:37 o'clock AM., and duly recorded in Vol. M91 of Deeds on Page 12392.

FEE \$33.00

Evelyn Biehn . County Clerk

By Darlene Muckendase

Return: MTC