

OK 33454

WARRANTY DEED

Vol. m91 Page 16500

KNOW ALL MEN BY THESE PRESENTS, That

CHARLES A. NICHOLS and PAULINE NICHOLS

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by WAYNE LEE and PENNY RAE SOHRAKOFF, 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, that 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 41, Tract A, FRONTIER TRACTS, a platted portion of Klamath County, Oregon, according to the duly recorded plat thereof.

Subject to the reservation that no commercial enterprise or enterprises shall be operated on the above-described real property.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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 of the above granted premises, free from all encumbrances

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 \$ none

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

In Witness Whereof, the grantor has executed this instrument this 19th day of August, 1991, if a corporate grantor, it has caused its name to be signed and its seal affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.

✓ CHARLES A. NICHOLS

Charles A. Nichols
x Pauline Nichols

PAULINE NICHOLS

STATE OF OREGON, County of Jackson

This instrument was acknowledged before me on 8/19, 1991, by CHARLES A. NICHOLS and PAULINE NICHOLS

This instrument was acknowledged before me on 8/19, 1991, by

as

of

Marta Dahlen
MARTA DAHLEN
NOTARY PUBLIC - OREGON
My Commission Expires 4-19-93

Notary Public for Oregon

My commission expires

CHARLES A. & PAULINE NICHOLS
1733 County Lane
Eureka, CA 95501

GRANTOR'S NAME AND ADDRESS

PENNY RAE SOHRAKOFF
20 Silvertip Ln.
Eureka, CA 95501

GRANTEE'S NAME AND ADDRESS

After recording return to:

PENNEY RAE SOHRAKOFF
20 Silvertip Ln.
Eureka, CA 95501

NAME, ADDRESS, ZIP

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

PENNY RAE SOHRAKOFF
20 Silvertip Ln.
Eureka, CA 95501

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 20th day of Aug., 1991, at 9:33 o'clock A.M., and recorded in book/reel/volume No. M91 on page 16500 or as fee/file/instrument/microfilm/reception No. 33454, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
NAME TITLE

By Pauline Muelender Deputy

Fee \$28.00
cc 1.00

201 AUG 20 AM 9 33

2400