

40357

MTC #26916

WARRANTY DEED

Loan #0100442984

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KNOW ALL MEN BY THESE PRESENTS, That ROGER PITTS and DENA PITTS, HUSBAND AND WIFE, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by GAYLE PAYNE NICHOLSON, 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 4 of Block 7, GATEWOOD SUBDIVISION, according to the official plat thereof on file in the office of the County Clerk of Klamath County. Tax Acct # R3909-014AB-6200.

"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, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except 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 party of 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 \$68,900.00.

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 14th day of October, 1991.

Roger L. Pitts
ROGER PITTS

Dena M. Pitts
DENA M. PITTS

STATE OF OREGON, County of Klamath)ss.

Personally appeared the above named individuals and acknowledge the foregoing instrument to be their voluntary act and deed.

(SEAL) NOTARY PUBLIC

Before me: [Signature]

Notary Public for Oregon

My Commission Expires: 1-27-94

Roger & Dena Pitts

Grantor

STATE OF OREGON, County of Klamath)ss.

I certify that the within instrument received for record on the 28th day of Jan., 1992 at 3:40 o'clock P.M., and recorded in book/reel/volume No. M92 on page 1831 or as fee/file/instrument/microfilm/reception No 40557 Recorded of Deeds of said county.

Gayle Payne Nicholson

Grantee

After recording return to:

KFF

2943 So. 6th St.

KFO

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

Name

Title

By Pauline Muehlendore Deputy

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

no change

Fee \$28.00

92 JAN 20 PM 3 42