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Vol. m92 Page 3410

KNOW ALL MEN BY THESE PRESENTS, That Karen M. Dixon

_____ hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by H. Edward Nordin and Martha H. Nordin, 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 21, Block 17, Hillside addition to the City of Klamath Falls, in the County of Klamath, State of Oregon.

(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 above granted 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 \$ 63,000.00. However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which).^①

In construing this deed and where the context so requires, the singular includes the plural. WITNESS grantor's hand this 18th day of February, 19 92.

Karen M. Dixon

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.

STATE OF OREGON, County of _____

Personally appeared the above named _____

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

Before me: _____

Notary Public for Oregon

My commission expires 2/26/94

NOTE—The sentence between the symbols ①, if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

Karen M. Dixon
1617 Mariano Drive
Camarillo, CA 93010

GRANTOR'S NAME AND ADDRESS

H. Edward Nordin & Martha H. Nordin
178 De La Paz
San Clemente, CA 92672

GRANTEE'S NAME AND ADDRESS

After recording return to:

H. Edward Nordin & Martha H. Nordin
178 De La Paz
San Clemente, CA 92672

NAME, ADDRESS, ZIP

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

H. Edward Nordin & Martha H. Nordin
178 De La Paz
San Clemente, CA 92672

NAME, ADDRESS, ZIP

STATE OF OREGON

STATE OF OREGON, ss.
County of Klamath

Filed for record at request of:

Klamath County Title Co.

on this 19th day of Feb. A.D. 19 92
at 4:11 o'clock P.M. and duly recorded
in Vol. M92 of Deeds Page 3410

Evelyn Biehn County Clerk

By _____ Deputy.

Fee, \$30.00