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47290

WARRANTY DEED

NJC = 67957

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KNOW ALL MEN BY THESE PRESENTS, That
TAMARA L. NICHOLShereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
PAMELA L. DEAN SHRIFTER, 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 ap-
pertaining, situated in the County of KLAMATH and State of Oregon, described as follows, to-wit:Lot 7 in Block 42 of BUENA VISTA ADDITION to the City of Klamath
Falls, according to the official plat thereof on file in the
office of the County Clerk of Klamath County, 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 except
those of record and apparent to the land

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 \$ 76,000.00

the whole of the above described premises, together with all the property or value given or promised, which is
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 8th day of July, 1992,
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 DE-
SCRIBED 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.

TAMARA L. NICHOLS

STATE OF OREGON, County of Wood) ss.

This instrument was acknowledged before me on July 8, 1992,

by TAMARA L. Nichols

This instrument was acknowledged before me on July 8, 1992,

by TAMARA L. Nichols

as Sole Owner

of 703 Front St. Klamath Falls, OR

OFFICIAL SEAL
NOTARY PUBLIC, STATE OF OREGON

Charlene O. Kimberly

30th and Core Rd.

Portersburg, W. Va. 26104

My Commission Expires April 20, 1994

Charlene O. Kimberly

Notary Public for Oregon

My commission expires 4/20/98

W.V.

Tamara L. Nichols
4604 6th Ave.
Vienna, West Virginia 26105

GRANTOR'S NAME AND ADDRESS

Pamela L. Dean Shriifter
703 Front St.
Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

Klamath First Federal Savings & Loan
540 Main St.
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

Klamath First Federal Savings & Loan
540 Main St.
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath) ss.

I certify that the within instru-
ment was received for record on the
9th day of July, 1992,
at 2:23 o'clock P. M., and recorded
in book/reel/volume No. M92 on
page 15030 or as fee/file/instru-
ment/microfilm/reception No. 47290
Record of Deeds of said county.Witness my hand and seal of
County affixed.

Evelyn Biehn, County Clerk

NAME

TITLE

By Deanne M. Nickerson Deputy

Fee \$30.00