090-04-14750 ATC 38787 '92 NUC 5 PH 2 15

48549



WILLIAM R. NICHOLSON, JR. and GAYLE PAYNE NICHOLSON

, hereinafter called grantor, convey(s) to <u>RALPH A. BURTON and CATHERINE L. BURTON</u>, husband and wife all that real property situated in the

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County of <u>Klamath</u>, State of Oregon, described as:

Lot 20, Block 5, Tract No. 1003, THIRD ADDITION TO MOYINA, in the County of Klamath, State of Oregon.

CODE 141 MAP 3809-36DC TL 2200

"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 DEPART MENT TO VERIFY APPROVED USES."

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except <u>Covenants, conditions, restrictions, reservations, rights, rights of way</u> and easements of record, if any, and those apparent on the land.

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is $\underbrace{69,000.00}_{\text{part of the whole}}$. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which)° (Delete between symbols°, if not applicable. See ORS 93.030)

IN WITNESS WHEREOF, the grantor has exe	ecuted this instrument this 57A day of August
19 <u>92</u> .	Ulilliam Marhorson
STATE OF OREGON_County of)55.
	<u></u>
	William R. Nicholson, Jr. and Gayle Payne
Nicholson	and adknowledged the foregoing
instrument to be their voluntary act an	
OFFICIAL SEAL	Before me: Mulic Mundler
COMULE COMULE OREGON	Notary Public for
MY COMMISSION EXPIRES JULY 06, 1994	My Commission Expires 7-6-94
William R. Nicholson, Jr.	STATE OF OREGON,
Gayle Payne Nicholson	SS.
321 N. 5th St., KFO 97601 GRANTOR'S NAME AND ADDRESS	County of <u>Klamath</u> I certify that the within instrument
Ralph A. and Catherine L. Burton	was received for record on the <u>5th</u> day
6706 Eberlein Ave.	of, 19 <u>92</u> ,
Klamath Falls, OR 97603 GRANTEE'S NAME AND ADDRESS	at 2:15 o'clock P.M., and recorded
	SPACE RESERVED in book/reel/volume No. <u>M92</u> on
After recording return to:	FOR page <u>17449</u> or as document/fee/file/
<u>Klamath First Federal Savings & Loan</u>	RECORDER'S USE instrument/microfilm No. 48549
540 Main St.	Record of Deeds of said county.
Klamath Falls, OR 97601	Witness my hand and seal of County
NAME, ADDRESS, ZIP Until a change is requested all tax statements shall be sent to the following address.	affixed.
• •	
Klamath First Federal Savings & Loan 540 Main St.	<u>Evelyn Biehn, County Clerk</u> NAME
JAO HAIN DL.	
Klomath Falls OP 07601	· ·
Klamath Falls, OR 97601 NAME, ADDRESS, ZIP	By Direcon Huren and Deputy

Fee \$30.00

FORM 685-2.5M