

WARRANTY DEED
MTC 28333-K2

50276 32 SEP 4 AM 11 32

KNOW ALL MEN BY THESE PRESENTS, That

DONNA D. FRASIER

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by _____, hereinafter called

TRUSTEE OF NICKELSON TRUST AGREEMENT

the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, the 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:

Lots 5 and 6, Block 9, 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, TOGETHER WITH that portion of Oregon Avenue adjacent to the property vacated by Ordinance No. 5045, recorded Deed Volume 310, page 496, Records of Klamath County, Oregon.

"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 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 and the above granted premises, free from all encumbrances except those of

record and those apparent upon the land, if any, as the date of this deed 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 \$ 135,000.00

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 4th day of September, 19 92; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

Donna D. Frasier
DONNA D. FRASIER

STATE OF OREGON,

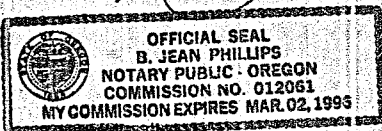
County of Klamath ss.
September 4th, 19 92

Personally appeared the above named
DONNA D. FRASIER

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

Before me:

B. Jean Phillips
Notary Public for Oregon
My commission expires:



STATE OF OREGON, County of _____ ss.
The foregoing instrument was acknowledged before me this _____, 19 _____, by _____, president, and by _____, secretary of _____

a _____ corporation, on behalf of the corporation.
Notary Public for Oregon _____ (SEAL)
My commission expires:

DONNA D. FRASIER

PO Box 256
KLAMATH FALLS, OR

GRANTOR'S NAME AND ADDRESS

TRUSTEE OF NICKELSON TRUST AGREEMENT

970 Golden Heights Court

Redding, California 96001

GRANTEE'S NAME AND ADDRESS

After recording return to:

TRUSTEE OF NICKELSON TRUST AGREEMENT

970 Golden Heights Court

Redding, California 96001

NAME, ADDRESS, ZIP

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

TRUSTEE OF NICKELSON TRUST AGREEMENT

970 Golden Heights Court

Redding, California 96001

NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

County of Klamath
I certify that the within instrument was received for record on the 4th day of Sept., 19 92, at 11:32 o'clock A.M., and recorded in book M92 on page 20339 or as file/reel number 50276.
Record of Deeds of said county.
Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer

By Pauline Muelendore Deputy

Fee \$30.00