

OK

52489

## WARRANTY DEED

Vol. m92 Page 24411

Julius

and Soledad Nicklas

KNOW ALL MEN BY THESE PRESENTS, That Julius E. Nicklas  
husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Bill W. Middlebrooks  
and Tracey R. Middlebrooks, 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 ap-  
pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 16, Block 61, KLAMATH FALLS FOREST ESTATES, HIGHWAY 66  
UNIT, PLAT NO. 2, 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 all  
those of record and those apparent to the land as of 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 \$ 3000.00

~~THE WHOLE OF THE ABOVE DESCRIBED PREMISES, TOGETHER WITH ALL AND SINGULAR PARTS THEREOF, ARE HEREBY CONVEYED TO THE GRANTEE AND GRANTEE'S HEIRS, SUCCESSORS AND ASSIGNS, FREE FROM ALL ENCUMBRANCES EXCEPT ALL THOSE OF RECORD AND THOSE APPARENT TO THE LAND AS OF THE DATE OF THIS DEED.~~

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 21st day of September, 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.

Julius

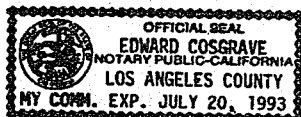
Julius E. Nicklas / Soledad Nicklas  
J.E. Nicklas and Soledad Nicklas  
husband and wife.

CALIF

STATE OF ~~CALIF~~, County of LOS ANGELES ss.

This instrument was acknowledged before me on SEPT 29, 1992  
by EDWARD COSGRAVE

This instrument was acknowledged before me on \_\_\_\_\_, 19\_\_\_\_,  
by \_\_\_\_\_  
as \_\_\_\_\_  
of \_\_\_\_\_



Edward Cosgrave CALIF  
Notary Public for ~~California~~  
My commission expires JULY 20 1993

J.E. Nicklas  
3742 Ferntower Ave.  
West Covina, CA 91790

GRANTOR'S NAME AND ADDRESS

Bill and Tracey Middlebrooks  
P.O. Box 95  
Merrill, OR 97633

GRANTEE'S NAME AND ADDRESS

After recording return to:

Bill and Tracey Middlebrooks  
P.O. Box 95  
Merrill, OR 97633

NAME, ADDRESS, ZIP

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

Bill and Tracey Middlebrooks  
P.O. Box 95  
Merrill, OR 97633

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath ss.

I certify that the within instru-  
ment was received for record on the  
19th day of Oct, 1992,  
at 11:47 o'clock A.M., and recorded  
in book/reel/volume No. M92 on  
page 24411 or as fee/file/instru-  
ment/microfilm/reception No. 52489,  
Record of Deeds of said county.

Witness my hand and seal of  
County affixed.

Evelyn Biehn, County Clerk.  
NAME TITLE

By Deborah M. Middlebrooks Deputy

Fee \$30.00