

'92 OCT 27 PM 3 20



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04038820  
WARRANTY DEED

AFTER RECORDING RETURN TO:  
THEODORE PHILLIP ROLLER  
ANNE LUDELL ROLLER  
P.O. BOX 853  
MERRILL, OREGON, 97633

UNTIL A CHANGE IS REQUESTED ALL TAX  
STATEMENTS TO THE FOLLOWING ADDRESS:  
SAME AS ABOVE

N.I.C. MAGNUM COMPANY, LTD., A NEVADA CORPORATION hereinafter  
called GRANTOR(S), convey(s) to THEODORE PHILLIP ROLLER AND ANNE  
LUDELL ROLLER\*hereinafter called GRANTEE(S), all that real  
property situated in the County of Klamath, State of Oregon,  
described as: \*HUSBAND AND WIFE

PARCEL 1:

Lots 19, 20 and 21, Block 53, MALIN, in the County of Klamath,  
State of Oregon.

CODE 13 MAP 4112-15CB TAX LOT 6300 AND TAX LOT 6400

"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."

and covenant(s) that grantor is the owner of the above described  
property free of all encumbrances except covenants, conditions,  
restrictions, reservations, rights, rights of way and easements  
of record, if any, and those apparent upon 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  
\$42,500.00.

In construing this deed and where the context so requires, the  
singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument  
this 16th day of October, 1992.

N.I.C. MAGNUM COMPANY, LTD., a Nevada  
Corporation

N.I.C. MAGNUM CO, LTD. William M. Slivkoff Pres.  
WILLIAM M. SLIVKOFF, PRESIDENT

STATE OF California, County of Fresno ss.

Oct. 26, 1992

Personally appeared the above named WILLIAM N. SLIVKOFF,  
PRESIDENT OF N.I.C. MAGNUM COMPANY, LTD., A NEVADA CORPORATION  
and acknowledged the foregoing instrument to be his voluntary  
act and deed.

Before me:

Notary Public for Marsha Heiman  
Fresno County, California  
My Commission Expires: 9-4-93



MARSHA HEIMAN  
NOTARY PUBLIC  
FRESNO COUNTY, CALIFORNIA  
My Commission Expires Sep. 4, 1993

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STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 27th day  
of Oct. A.D., 19 92 at 3:20 o'clock P. M., and duly recorded in Vol. M92  
of Deeds on Page 25253

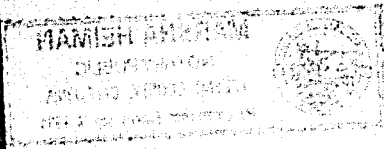
FEE \$35.00

Evelyn Biehn - County Clerk  
By *D. A. Nelson*

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*Handwritten signature and date: 10/27/92*