

56370

WARRANTY DEED

Vol. m93 Page 996

MTZ 28903-KR

KNOW ALL MEN BY THESE PRESENTS, That

PATRICIA A. KIMBLER and NELLIE K. L. STARKEBAUM

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by GAYLE NICHOLSON, hereinafter called 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:

Lot 5 of Block 4, FIRST ADDITION TO WINEMA GARDENS, according to the official plat thereof on file in the office of the County Clerk 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 \$ 75,000.00

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.

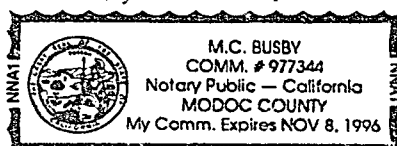
In Witness Whereof, the grantor has executed this instrument this 31st day of December, 19 92; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

STATE OF ~~OREGON~~ CALIFORNIA)
County of Modoc) ss.
December 31, 19 92

Personally appeared the above named _____
PATRICIA A. KIMBLER
NELLIE K. L. STARKEBAUM

_____ and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: M.C. Busby
Notary Public for ~~Oregon~~ California
My commission expires: 11-8-96



PATRICIA A. KIMBLER and NELLIE K. L. STARKEBAUM
200 POPLAR ST.
ALTURAS, CA 96101

GRANTOR'S NAME AND ADDRESS
GAYLE NICHOLSON
6316 WINEMA WAY
KLAMATH FALLS, OR 97603

GRANTEE'S NAME AND ADDRESS
GAYLE NICHOLSON
6316 WINEMA WAY
KLAMATH FALLS, OR 97603

NAME, ADDRESS, ZIP
GAYLE NICHOLSON
6316 WINEMA WAY
KLAMATH FALLS, OR 97603

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

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 _____
My commission expires: _____ (SEAL)

STATE OF OREGON, _____ ss.
County of Klamath

I certify that the within instrument was received for record on the 13th day of Jan., 19 93, at 3:28 o'clock P.M., and recorded in book M93 on page 996 or as file/reel number 56370.
Record of Deeds of said county.
Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer
By Pauline M. Mullen Deputy

Fee \$30.00