

NL

65175

WARRANTY DEED

Vol. m93 Page 18182

KNOW ALL MEN BY THESE PRESENTS, That JACK E. NIELSEN AND DOROTHY I. NIELSEN, HUSBAND + WIFE hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by RICHARD M. MAZZA AND SALLY L. MAZZA, HUSBAND + WIFE hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in KLAMATH County, State of Oregon, described as follows, to-wit:

LOT 6 IN BLOCK 5 OF PINECREST TRACT 1093, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

A.P.N.: R3614-03000-06100-000

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with 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

and that grantor will warrant and forever defend the 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 \$

However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which). (The sentence between the symbols, if not applicable, should be deleted. See ORS 93.030.)

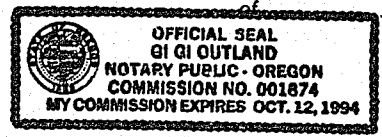
In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 20 day of JULY, 1993, if a corporate grantor, it has caused its name to be signed and its seal, if any, 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 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.

Jack Nielsen

STATE OF OREGON, County of Lake ) ss. This instrument was acknowledged before me on July 20, 1993, by Jack Nielsen This instrument was acknowledged before me on \_\_\_\_\_, 19\_\_\_\_, by \_\_\_\_\_ as \_\_\_\_\_ of \_\_\_\_\_



My commission expires 10/12/94

JACK E. + DOROTHY I. NIELSEN P.O. BOX 193 BLY, OREGON 97622 Grantor's Name and Address RICHARD M. + SALLY L. MAZZA P.O. BOX 116 BLY, OREGON 97622 Grantee's Name and Address After recording return to (Name, Address, Zip): RICHARD M. + SALLY L. MAZZA P.O. BOX 116 BLY, OREGON 97622 Until requested otherwise send all tax statements to (Name, Address, Zip): RICHARD M. + SALLY L. MAZZA P.O. BOX 116 BLY, OREGON 97622

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON, County of Klamath ) ss. I certify that the within instrument was received for record on the 26 day of July, 1993, at 2:05 o'clock P.M., and recorded in book/reel/volume No. M93 on page 18182 and/or as fee/file/instrument/microfilm/reception No. 65175. Record of Deeds of said County. Witness my hand and seal of County affixed. Evelyn Biehn, County Clerk NAME TITLE By Pauline Mulholland Deputy.

Fee \$30.00

3000