

#01040480
WARRANTY DEED

Volm 93 Page 29025

AFTER RECORDING RETURN TO:
Mr. and Mrs. Steven M. Warner
1171 Modoc Street
Klamath Falls, OR 97601

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

LLOYD O. NIKODYM and HELEN J. NIKODYM, husband and wife,
hereinafter called GRANTOR(S), convey(s) to STEVEN M. WARNER and
JENNI L. WARNER, husband and wife, hereinafter called
GRANTEE(S), all that real property situated in the County of
Klamath, State of Oregon, described as:

Lot 11 in Block 68, BUENA VISTA ADDITION TO THE CITY OF KLAMATH
FALLS, in the County of Klamath, State of Oregon.

Code 1, Map 3809-29BC, TAX Lot 8100

"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 apparent upon the land,

and will warrant and defend the same against all persons who may
lawfully claim the same, except as shown above.

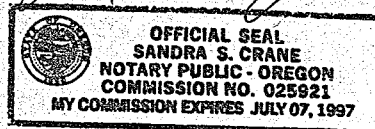
The true and actual consideration for this transfer is
\$80,500.00.

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 2nd day of November, 1993.

Lloyd O. Nikodym
LLOYD O. NIKODYM by
Helen J. Nikodym, his attorney
in fact

Helen J. Nikodym
HELEN J. NIKODYM



STATE OF OREGON, County of Klamath)ss.

On November 2nd, 1993, personally appeared Helen J. Nikodym
both for herself and as attorney in fact for Lloyd O. Nikodym
and acknowledged this instrument to be their voluntary act and
deed and that of said principal.

Before me: Sandra S. Crane
Notary Public for Oregon

My Commission Expires: 7/7/97

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co the 3rd day
of Nov. A.D., 19 93 at 11:13 o'clock A M., and duly recorded in Vol. M93
of Deeds on Page 29025

FEE \$30.00

Evelyn Biehn County Clerk

By Michelle M. Biehn