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02-25-94A11:36 RCVD

K-44992

STATUTORY WARRANTY DEED

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JOHN CORPUS AND KATHLEEN B. CORPUS, an estate in fee simple as tenants by the entirety, Grantor,
conveys and warrants to _____

GAYLE P. NICHOLSON

_____, Grantee,
the following described real property free of liens and encumbrances, except as specifically set forth herein:

LOT 3 IN BLOCK 50, HOT SPRINGS ADDITION TO THE CITY OF KLAMATH FALLS
ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE
COUNTY CLERK OF KLAMATH COUNTY, OREGON

This property is free of liens and encumbrances, EXCEPT: All easements, covenants, conditions, restrictions, reservations, rights of way and provisions of record, if any.

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.

The true consideration for this conveyance is \$ 89,500.00

DATED this 25th day of February 19 94.

JOHN CORPUS

KATHLEEN B. CORPUS

STATE OF OREGON, ARIZONA }
County of PIMA } ss.

BE IT REMEMBERED, That on this 22 day of February, 1993, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named JOHN CORPUS and KATHLEEN B. CORPUS known to me to be the identical individual(s) described in and who executed the within instrument and acknowledged to me that THEY executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

Mellicent L. Grimes

Notary Public for Oregon, Arizona
My Commission expires 8-28-96

Title Order No. K-44992Escrow No. 93-5213AT / 2817-30001

After recording return to:

Gayle P. Nicholson

2655 Shasta Way

Klamath Falls, Oregon 97603

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

Gayle P. Nicholson

2655 Shasta Way

Klamath Falls, Oregon 97603

STATE OF OREGON, ss.
County of Klamath

Filed for record at request of:

Klamath County Title Co
on this 25th day of Feb A.D. 19 94
at 11:36 o'clock A M. and duly recorded
in Vol. M94 of Deeds Page 6208
Evelyn Biehn County Clerk
By Sandra M. Mullen Deputy

Fec. \$30.00