TITLE & ESCROW, INC.

WARRANTY DEED

03041801 After recording return to:

IRENE J. NISHIKAWA
JENNIFER L. NISHIKAWA
P.O. BOX 1292
THENT OF STATES

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

HENRY A. CRAMER and SHIRLEY J. CRAMER, husband and wife, hereinafter called GRANIOR(S), convey(s) to IRENE J. NISHIKAWA and JENNIFER L. NISHIKAWA, not as tenants in common but with full rights of survivorship, hereinafter called GRANIEE(S), all that real property situated in the County of Klamath, State of

Lot 17, Block 2, KLAMATH RIVER SPORTSMAN'S ESTATES, in the County of Klamath, State of Oregon.

Code 52 Map 4008-17CA TL 600

"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 TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.390."

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 \$9,900.00.

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 ZM day of May, 1994.

HENRY A. CRAMER

Shirty O CRAMER

STATE OF OREGON

)ss.

County of CORPY

The foregoing instrument was acknowledged before me this 75 day of June, 1994, by HENRY A. CRAMER and SHIRLEY J. CRAMER.

Before me: <u>DED: M. Adductors</u>
Notary Public for Oregon
Commission No. <u>029942</u>
My Commission Expires: 11-29-97

OFFICIAL SEAL OF SEAL

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WARRANTY DEED



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> AWARINE J. WISHISAWA SENVICE LESKIKAPA

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DOT IN BLOCK 2: KLAMATH RIVER SPOKISHAN'S ESTATES, IN THE County of Klamath, State of Oregon.

Code 52 Map 1008-17CM IL 600

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-1626 2.00.00.00 N J. CRANER LSHIRLEX HENRY A. CRANGR

STATE OF GREGON

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The foregoins instrument was acknowledged before me this 7% day or sone; 1994; by HEXRY A. GRAMER and SHERLEY B. CRAMER.

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