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11-03-94P03:55 RCVD

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WARRANTY DEED

#01042403

AFTER RECORDING RETURN TO:

WILLIAM R. NICHOLSON, JR.
2435 LINDLEY WAY
KLAMATH FALLS, OR 97601

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

ROBERT PRATT, hereinafter called GRANTOR(S), convey(s) to
WILLIAM R. NICHOLSON, JR., an unmarried person, hereinafter
called GRANTEE(S), all that real property situated in the County
of Klamath, State of Oregon, described as:

Lot 2, Block 2, WEST HILLS HOMES, in the County of Klamath,
State of Oregon.

Code 4, Map 3909-5BC, Tax Lot 3600

"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
\$112,500.00.

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 27th day of October, 1994.

X Robert Pratt
ROBERT PRATT

STATE OF ALASKA, County of _____) ss.

On this 31 day of October, 1994, personally appeared the above
named ROBERT PRATT and acknowledged the foregoing instrument to
be his voluntary act and deed.

Before me: Charlene M. Bundick
Notary Public for Alaska
My Commission Expires: 060798

STATE OF OREGON, ss.
County of Klamath

Filed for record at request of:

Aspen Title Co

on this 3rd day of Nov A.D., 19 94
at 3:55 o'clock P M. and duly recorded
in Vol. M94 of Deeds Page 34147

Evelyn Biehn County Clerk
By Charlene M. Bundick

Fee, \$30.00

Deputy.

