



WARRANTY DEED

ASPEN TITLE #05042577

AFTER RECORDING RETURN TO:

JOHN E. NARDIN

PHYLLIS A. NARDIN

7711 Steens Dr.

Klamath Falls, Oregon 97601

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

ETHEL G. SHUMATE, hereinafter called GRANTOR(S), convey(s) to
JOHN E. NARDIN AND PHYLLIS A. NARDIN, husband and wife
hereinafter called GRANTEE(S), all that real property situated
in the County of KLAMATH, State of Oregon, described as:

Lot 617, Block 218, MILLS ADDITION TO THE CITY OF KLAMATH FALLS,
in the County of Klamath, State of Oregon.

CODE 1 MAP 3809-33DA TAX LOT 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, contracts and/or
liens for irrigation and/or drainage,

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
\$26,500.00.

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 30th day of November 1994.

Ethel G. Shumate

ETHEL G. SHUMATE

STATE OF OREGON)

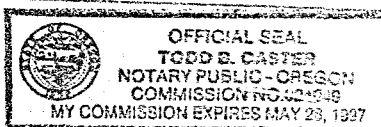
County of Yamhill) ss.

The foregoing instrument was acknowledged before me this
6 day of December, 1994, by ETHEL G. SHUMATE.

Before me: *Todd E. Caster*

Notary Public for Oregon

My Commission Expires: _____



FILED

688

37519

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co the 9th day
of Dec A.D., 19 94 at 3:31 o'clock P.M., and duly recorded in Vol. M94
of Deeds on Page 37518.

Evelyn Biehn - County Clerk

By

Pauline Miller

FEE \$35.00