

3A0391DS

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That

PATRICK HENRY NICHOLS

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

MICHAEL T. HAMPSON and TEASHA A. HAMPSON, husband and wife, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, the certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of KLAMATH and State of Oregon, described as follows, to-wit:

The Easterly 65 feet of Tract 41 of INDEPENDENCE TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

## MOUNTAIN TITLE COMPANY

"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 30.930."

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple and the above granted premises, free from all encumbrances except those of record and those apparent upon the land, if any, as the date of this deed

and that grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 35,500.00

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 19 day of April, 19 95; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

STATE OF OREGON, )  
County of Klamath ) ss.  
April 19, 19 95.

Patrick Henry Nichols  
PATRICK HENRY NICHOLS

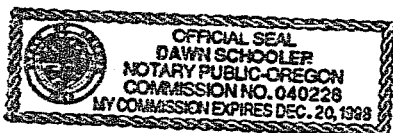
Personally appeared the above named  
PATRICK HENRY NICHOLS

and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me:

Dawn Schooler  
Notary Public for Oregon

My commission expires: 12/20/98



STATE OF OREGON, County of \_\_\_\_\_ ) ss.

The foregoing instrument was acknowledged before me this

\_\_\_\_\_, 19\_\_\_\_, by \_\_\_\_\_,

\_\_\_\_\_, president, and by \_\_\_\_\_,

\_\_\_\_\_, secretary of \_\_\_\_\_,

a \_\_\_\_\_ corporation, on behalf of the corporation.

Notary Public for Oregon \_\_\_\_\_

My commission expires: \_\_\_\_\_ (SEAL)

PATRICK HENRY NICHOLS

5925 CLIMAX AVE.

KLAMATH FALLS, OR 97603

GRANTOR'S NAME AND ADDRESS

MICHAEL T. HAMPSON and TEASHA A. HAMPSON

5414 INDEPENDENCE AVE

KLAMATH FALLS, OR 97603

GRANTEE'S NAME AND ADDRESS

A true and correct copy of this instrument is hereby certified to the following address:

MICHAEL T. HAMPSON and TEASHA A. HAMPSON

5414 INDEPENDENCE AVE

KLAMATH FALLS, OR 97603

NAME, ADDRESS, ZIP

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

MICHAEL T. HAMPSON and TEASHA A. HAMPSON

5414 INDEPENDENCE AVE

KLAMATH FALLS, OR 97603

NAME, ADDRESS, ZIP

SPACE RESERVED

FOR  
RECORDER'S USE

STATE OF OREGON,

ss.

County of Klamath

I certify that the within instrument was received for record on the 24th day of April, 19 95, at 10:45 clock A.M., and recorded in book M95 on page 10254 or as file/reel number 98851.

Record of Deeds of said county. Witness my hand and seal of County affixed.

Bernetha G. Letsch, Co. Clerk

FEE: \$30.00 Sybil J. Anderson Recording Officer Deputy