

'96 JAN 25 P3:52



## WARRANTY DEED

APEN TITLE #05044226

AFTER RECORDING RETURN TO:  
LARRY CEDERHOLM & CONNIE SWEETP.O. Box 7797  
Klamath Falls, Oregon 97602UNTIL A CHANGE IS REQUESTED ALL TAX  
STATEMENTS TO THE FOLLOWING ADDRESS:  
SAME AS ABOVE

NICK CHICORATICH AND DOROTHY Z. CHICORATICH, HUSBAND AND WIFE hereinafter called GRANTOR(S), convey(s) to LARRY CEDERHOLM AND CONNIE SWEET, NOT AS TENANTS IN COMMON, BUT WITH FULL RIGHTS OF SURVIVORSHIP, hereinafter called GRANTEE(S), all that real property situated in the County of KLAMATH, State of Oregon, described as:

Lots 1, 2 and 3, Block 13, DIXON ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon.

CODE 1 MAP 3809-28DC TAX LOT 9000

"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 \$22,500.00.

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 10TH day of JANUARY 1996.

X Nick Chicoratic  
NICK CHICORATICH

X Dorothy Z. Chicoratic  
DOROTHY Z. CHICORATICH

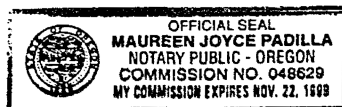
STATE OF OREGON  
County of DOUGLAS

On 01/10, 1996, NICK CHICORATICH AND DOROTHY Z. CHICORATICH personally appeared before me,

X who is personally known to me  
\_\_\_\_ whose identity I proved on the basis of \_\_\_\_\_  
\_\_\_\_ whose identity I proved on the oath/affirmation of \_\_\_\_\_

\_\_\_\_, a credible witness to be the signer of the above document, and he/she acknowledged that he/she signed it.

Maureen Joyce Padilla  
Notary Public for OREGON  
My Commission Expires: 11/22/99



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title the 25th day  
of Jan. A.D., 1996 at 3:52 o'clock P. M., and duly recorded in Vol. 496,  
of Deeds on Page 2217.

FEE \$35.00

By Bernetha G. Ketsch, County Clerk  
Spitt Miley