

MT37511MS

RICHARD D. NIX, SR., WHO ACQUIRED TITLE AS RICHARD D. NIX, AND KATHY S. NIX, Grantor(s) hereby grant, bargain, sell and convey to:
RICHARD D. NIX, SR. and KATHY S. NIX, as tenants by the entirety,
Grantee(s) and grantee's heirs, successors and assigns the following described real property, free of encumbrances except as specifically set forth herein in the County of KLAMATH and State of Oregon, to wit:

TRACT NO. 146 OF PLEASANT HOME TRACTS NO. 2, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON

SUBJECT TO: all those items of record and those apparent upon the land, if any, as of the date of this deed and those shown below, if any:
and the 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.

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.

The true and actual consideration for this conveyance is \$. 0

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 5205 COTTAGE AVENUE, KLAMATH FALLS, OR 97603

Dated this 11th day of April, 1996

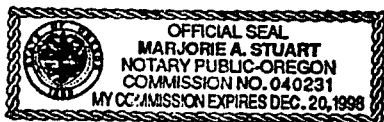
Richard D. Nix, Sr.
RICHARD D. NIX, SR.

Kathy S. Nix
KATHY S. NIX

NOTARY ACKNOWLEDGEMENT

STATE OF Oregon SS. April 11 19 96
COUNTY OF Klamath
Personally appeared the above named Richard D. Nix, Sr. and Kathy
S. Nix

and acknowledged the foregoing instrument to be their voluntary act.



(seal)

Before me:

Marjorie A. Stuart
Notary Public for Oregon

My commission expires 12-20-98

ESCROW NO. MT37511-MS

Return to:

RICHARD D. NIX, SR.
5205 COTTAGE AVENUE
KLAMATH FALLS, OR 97603

STATE OF OREGON, ss.
County of Klamath

Filed for record at request of:

AmeriTitle

on this 16th day of April A.D. 19 96
at 11:58 o'clock AM and duly recorded
in Vol. M96 of Deeds Page 10551
Bernetha G Letsch, County Clerk

By Cheryl F. Russell

Fee, \$30.00

Deputy.