

17613

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That The Nickels Living Trust

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Country Properties of Oregon, Inc.

hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

Lot 35, Block 45, Klamath Forest Estates, First Addition, according to the official plat thereof, on file in the office of the County Clerk, Klamath County, Oregon.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the grantee and grantee's heirs, successors and assigns forever. And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances

and that grantor will warrant and forever defend the 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 \$1,500.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.030.)

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

In Witness Whereof, the grantor has executed this instrument this 24th day of April, 1996; if a corporate grantor, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.

Calvin Nickels
Calvin Nickels

Katherine Nickels
Katherine Nickels

STATE OF OREGON, County of) ss.

This instrument was acknowledged before me on , 19

by This instrument was acknowledged before me on , 19

by

as

of

Notary Public for Oregon

My commission expires

Nickels, Calvin and Katherine
P.O. Box 390133
Anza, CA 92539
Grantor's Name and Address
Country Prop. of Oregon, Inc.
P.O. Box 1604
Klamath Falls, OR 97601
Grantee's Name and Address
After recording return to (Name, Address, Zip):
Country Prop. of Oregon, Inc.
P.O. Box 1604
Klamath Falls, OR 97601
Until requested otherwise send all tax statements to (Name, Address, Zip):
Country Prop. of Oregon, Inc.
P.O. Box 1604
Klamath Falls, OR 97601

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON, } ss.
County of }
I certify that the within instrument was received for record on the day of , 19, at o'clock M., and recorded in book/reel/volume No. on page and/or as fee/title/instrument/microfilm/reception No. Record of Deeds of said County. Witness my hand and seal of County affixed.

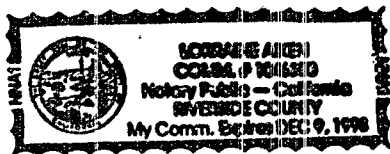
NAME TITLE
By , Deputy.

3500
ck

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of CALIFORNIACounty of RIVERSIDEOn April 24, 1996 before me, Lorraine Aiken
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")personally appeared Calvin Nickels and Katherine Nickels
Name(s) of Signer(s)

☐ personally known to me — OR — ☒ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

[Signature]
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on this document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: WARRANTY DEEDDocument Date: April 24, 1996 Number of Pages: 1

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: Calvin Nickels

- ☒ Individual
☐ Corporate Officer
 Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney-in-Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT
OF SIGNER
Top of thumb here

Signer's Name: Katherine Nickels

- ☒ Individual
☐ Corporate Officer
 Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney-in-Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT
OF SIGNER
Top of thumb here



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Country Properties Of Oregon, Inc. the 8th day
 of May A.D., 19 96 at 10:13 o'clock AM., and duly recorded in Vol. M96
 of Deeds on Page 13087

Bernetha G. Letsch, County Clerk

By [Signature]

FEE \$35.00