

20536

96 JUN 27 P2:37

WARRANTY DEED Vol. 1796 Page 19175

THELMA P. HARRIS,

Grantor(s) hereby grant, bargain, sell and convey to:
 JOHN W. NICKELSON and TAMI L. NICKELSON, husband and wife,
 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:

Lot 4 of SUNRISE PARK, 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 \$ 115,000.00.

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

Dated this 18 day of June, 1996

Thelma P. Harris
 THELMA P. HARRIS

CALIFORNIA NOTARY ACKNOWLEDGEMENT ATTACHED DATED JUNE 18, 1996

CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

No. 5193

State of CALIFORNIA

County of LOS ANGELES

On JUNE 18, 1996 before me, LOIS DE LINE, NOTARY PUBLIC

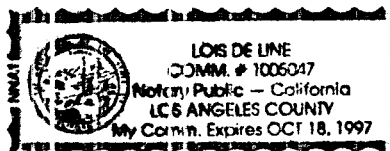
DATE

NAME/TITLE OF OFFICER - LOIS DE LINE, NOTARY PUBLIC

personally appeared THELMA P. HARRIS

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 ac-
 knowledged 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.

Lois De Line
 SIGNATURE OF NOTARY

OPTIONAL SECTION
 CAPACITY CLAIMED BY SIGNER

Though statute does not require the Notary to
 fill in the data below, doing so may prove
 invaluable to persons relying on the document.

☒ INDIVIDUAL
☐ CORPORATE OFFICER(S)

TITLE(S)
☐ PARTNER(S) ☐ LIMITED
☐ GENERAL
☐ ATTORNEY-IN-FACT
☐ TRUSTEE(S)
☐ GUARDIAN/CONSERVATOR
☐ OTHER: _____

SIGNER IS REPRESENTING:
 NAME OF PERSON(S) OR ENTITY(IES)

STATE OF OREGON,
 County of Klamath

OPTIONAL SECTION
 TITLE OR TYPE OF DOCUMENT WARRANTY DEED (Klamath, Oregon)

NUMBER OF PAGES 1 DATE OF DOCUMENT 6/18/96

SIGNER(S) OTHER THAN NAMED ABOVE None

Filed for record at request of:

(1993 NATIONAL NOTARY ASSOCIATION • 6226 Rembrandt Ave., P.O. Box 7184 • Carmichael, CA 95609-7184)

AmeriTitle
 on this 17th day of June A.D. 19 96
 at 2:17 o'clock PM. and duly recorded
 in Vol. 1796 of Deeds Page 19175
 Berntha G Letich, County Clerk
 By C. Letich Deputy.

Fee, \$30.00