

OK

22082

WARRANTY DEED

Vol. 196 Page 22607

KNOW ALL MEN BY THESE PRESENTS, That GARY G. SCHMITT and ROBERT S. BRAY, each as to an undivided one-half interest hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by CARLOS H. NICHOLS, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that 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:

Land in the City of Klamath Falls, as follows:

Lot 6, Block 18, FAIRVIEW ADDITION NO. 2, EXCEPT the Westerly 42 feet thereof, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT to easements of record or as the same are located thereon.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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 of the above granted premises, free from all encumbrances.

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 \$ 24,500.00. 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 ①, if not applicable, should be deleted. See ORS 93.030.)

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 20th day of July, 1990; 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.

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.

STATE OF OREGON, } ss.  
County of Jackson }  
July 22, 1990

Personally appeared the above named

Robert S. Bray

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

STATE OF WASHINGTON )  
County of SPOKANE ) ss  
AUGUST 6, 1990

Personally appeared the above named Gary G. Schmitt and acknowledged the foregoing instrument to be his voluntary act and deed.

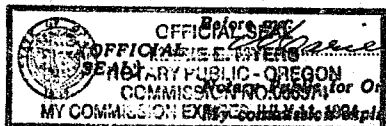
Before me:

Deona W. Lester

Notary Public for Washington

My commission expires: 1-9-94

(seal)



Robert S. Bray & Gary G. Schmitt  
1151 Riley Road  
Eagle Point, OR 97524

GRANTOR'S NAME AND ADDRESS

Carlos H. Nichols  
537 Riverfront Road  
Bend, OR 97701

GRANTEE'S NAME AND ADDRESS

After recording return to:

SAME AS ABOVE

NAME, ADDRESS, ZIP

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

Carlos H. Nichols

NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.  
County of Klamath }

I certify that the within instrument was received for record on the 26th day of July, 1996, at 11:07 o'clock AM, and recorded in book/reel/volume No. M96 on page 22607 or as fee/file/instrument/microfilm/reception No. 22082, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Bernetha G Letsch, County Clerk  
NAME TITLE

Fee \$30.00

By Deputy

96 JUL 26 AM 10:07