



KLAMATH COUNTY TITLE COMPANY

K-49782-D STATUTORY WARRANTY DEED (Individual or Corporation)

WARREN SCOTT CORNWELL

conveys and warrants to JENTRY L. NIX, JR. AND JANIS L. NIX, husband and wife Grantor
the following described real property in the County of KLAMATH and State of Oregon. Grantor

Lot 2, Block 15, Tract No. 1108, Seventh Addition to Sunset Village,
according to the official plat thereof on file in the office of the County
Clerk of Klamath County, Oregon.

96 SEP 27 AM 10:44

This property is free of liens and encumbrances, EXCEPT: SUBJECT TO: Reservations and restrictions of record, rights of way, and easements of record and those apparent upon the land, contracts and/or liens for irrigation and/or drainage.

The true consideration for this conveyance is \$ 57,750.00 (Here comply with the requirements of ORS 93.030.)

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.

DATED this 16 day of September 19 96. If a corporate grantor, it has caused its name to be signed by resolution of its board of directors.

Warren Scott Cornwell
WARREN SCOTT CORNWELL

STATE OF IDAHO County of Boundary ss.
The foregoing instrument was acknowledged before me
this 19th day of Sept. 19 96
by Warren Scott Cornwell

CORPORATE ACKNOWLEDGEMENT
STATE OF OREGON, County of _____ ss.
The foregoing instrument was acknowledged before me
this _____ day of _____ 19 _____
by _____ and
by _____
of _____
a corporation, on behalf of the corporation.

Notary Public for Oregon
My commission expires: 6-21-99

After recording return to:

Klamath County Title

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title the 27th day
of Sept. A.D., 19 96 at 10:44 o'clock A.M., and duly recorded in Vol. 196
of Deeds on Page 30649.

FEE \$30.00

Bernetha G. Letsch County Clerk
By Kathleen Rasmussen

THIS SPACE RESERVED FOR RECORDER'S USE