

OK 26573 WARRANTY DEED Vol. M96 Page 32211

KNOW ALL MEN BY THESE PRESENTS, That Virgil F Nelson and/or Gloria Ann Nelson - husband & wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Lori Ann Thickett and/or Lynn Marie Christina, 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:

Lot 1 in Block 7 First Addition To Cypress Villa, Klamath County, Oregon

96 OCT 10 P1:12

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

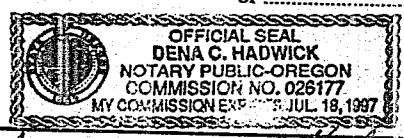
In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this                      day of                     , 19          ; if a corporate grantor, it has caused its name to be signed and its seal 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.

Virgil F. Nelson  
Gloria Ann Nelson

STATE OF OREGON, County of Klamath ) ss.  
This instrument was acknowledged before me on                     , 19          ,  
by X X X X X  
This instrument was acknowledged before me on Oct 10<sup>th</sup>, 1996,  
by Virgil F. and Gloria Ann Nelson  
as                       
of                     



Dena C. Hadwick  
Notary Public for Oregon  
My commission expires 7-18-97

Virgil F. Nelson and/or Gloria Ann Nelson  
4330 Lombard Dr.  
Klamath Falls, Ore. 97603  
GRANTOR'S NAME AND ADDRESS  
Lori Ann Thickett - 250 S. Westhine  
Talent, Oregon - 97540  
Lynn Marie Christina - 279 Alow Dr.  
Walla Walla, Wash. 99362  
GRANTEE'S NAME AND ADDRESS

After recording return to:  
Virgil F. Nelson  
4330 Lombard Dr.  
Klamath Falls, Oregon 97603  
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.  
Virgil F. Nelson  
4330 Lombard Dr.  
Klamath Falls, Oregon 97603  
NAME, ADDRESS, ZIP

Fee:  
\$30.00

STATE OF OREGON, } ss.  
County of Klamath  
I certify that the within instrument was received for record on the 10th day of October, 1996, at 1:12 o'clock P.M., and recorded in book/reel/volume No. M96 on page 32211 or as fee/file/instrument/microfilm/reception No. 26573, Record of Deeds of said county.  
Witness my hand and seal of County affixed.  
Bernetha G. Letsch, Co. Clerk  
NAME TITLE  
By Kathleen Ross Deputy

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