

33138

Vol. 997 Page 5109

ATC: 9711095 STATE OF OREGON,
 WARRANTY DEED County of Klamath ss.
 ATE 1411 Filed for record at request of:

AFTER RECORDING RETURN TO:
 MR. AND MRS. DANIEL D. NIX
 421 MORTIMER 1817 Birch
 KLAMATH FALLS, OREGON 97601

Aspen Title & Escrow
 on this 20th day of February A.D., 1997
 at 3:54 o'clock P. M. and duly recorded
 in Vol. M97 of Deeds Page 5109

Bernetha G. Letsch, County Clerk

UNTIL A CHANGE IS REQUESTED ALL TAX
 STATEMENTS TO THE FOLLOWING ADDRESS:
 SAME AS ABOVE

By Kathleen Ross
 Fee, \$30.00 Deputy

SOUTH VALLEY STATE BANK, hereinafter called GRANTOR(S), convey(s) to
 DANIEL DAVID NIX and LETHA ANN NIX, husband and wife,
 hereinafter called GRANTEE(S), all that real property situated
 in the County of Klamath, State of Oregon, described as:

Lot 11, Block 11 and the West 5 feet of Lot 10, Block 11,
 ELDORADO ADDITION IN THE CITY OF KLAMATH FALLS, in the County of
 Klamath, State of Oregon.

CODE 1 MAP 3809-20DD TAX LOT 13100
 CODE 1 MAP 3809-20DD TAX LOT 13000

"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 covenant(s) that grantor is the owner of the above described
 property free of all encumbrances except covenants, conditions,
 restrictions, reservations, rights, rights of way and easements
 of record, if any, and apparent upon the land, and also, Trust
 Deed, including the terms and provisions recorded on April 16,
 1971 in Book M-71 on page 22395 in favor of First National Bank
 of Oregon,

and will warrant and defend the same against all persons who may
 lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is
 TO CLEAR TITLE ONLY.

In construing this deed and where the context so requires, the
 singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument
 this 16TH day of March 1992.

Jeff Bradford
 SOUTH VALLEY STATE BANK,
 BY: JEFF BRADFORD, ASSISTANT VICE-PRESIDENT

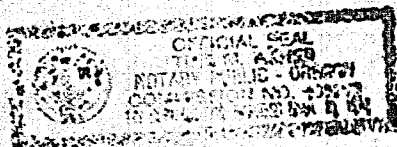
STATE OF OREGON, County of Klamath ss.

March 17th, 1992

Personally appeared the above named JEFF BRADFORD and
 acknowledged the foregoing instrument to be his voluntary act
 and deed.

Before me: Tina M. Fisher
 Notary Public for Oregon
 My Commission Expires: March 22, 1993

3-10-95



This instrument is being recorded as an
 accommodation only, and has not been
 examined as to validity, sufficiency or effect it
 may have upon the herein described property.
 This courtesy recording has been requested of
 ASPEN TITLE & ESCROW, INC.