

35896

WARRANTY DEED
MTC 41000-MS

MARGARET E. NICKELSON, TRUSTEE OF THE NICKELSON TRUST AGREEMENT,
Grantor(s) hereby grant, bargain, sell and convey to:

JOAN M. GRAHAM,

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:

LOTS 5 AND 6, BLOCK 9, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS,
ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE
COUNTY CLERK OF KLAMATH COUNTY, OREGON, TOGETHER WITH THAT PORTION OF
OREGON AVENUE ADJACENT TO THE PROPERTY VACATED BY ORDINANCE NO. 5045,
RECORDED IN DEED VOLUME 310, PAGE 496, RECORDS OF KLAMATH COUNTY, OREGON

TAX ACCOUNT NO.: 3809-030BB-00401-000

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.

P3:47

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 \$ 100,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 1237 FRONT STREET, KLAMATH FALLS, OR 97601

Dated this 8 day of April, 1997

NICKELSON TRUST

BY: *Margaret Nickelson*

MARGARET E. NICKELSON

TRUSTEE

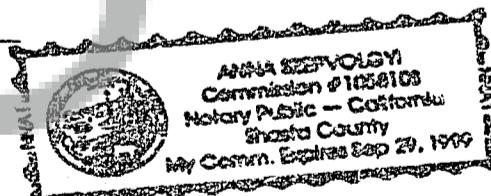
STATE OF California county of Shasta ss.
This instrument was acknowledged before me on April 8th, 1997
by Margaret E Nickelson
as _____
of _____

Notary Public of CALIFORNIAMy commission expires Sept. 29-99

ESCROW NO. MT41000-MS

Return to:

JOAN M. GRAHAM
1237 FRONT STREET
KLAMATH FALLS, OR 97601



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 11th day
of April A.D. 19 97 at 3:47 o'clock P.M., and duly recorded in Vol. M97
of Deeds on Page 10895.

FEE \$30.00

by Kathleen Rose
Bernetha G. Letsch, County Clerk