

37155

MTC 44273-MG
WARRANTY DEED

Vol. 1997 Page 13727

EILEEN J. RICHARDSON and WILLARD B. DAWSON, with the rights of survivorship, Grantor(s) hereby grant, bargain, sell and convey to:
ROBERT L. NUNN and WILMA L. NUNN, as tenants by the entirety,
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:

Lot 4 of Block 10, TRACT 1064, FIRST ADDITION TO GATEWOOD, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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.

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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 \$ 94,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address. 5358 KNIGHTWOOD DRIVE, KLAMATH FALLS, OR 97603

Dated this 5th day of May, 1997

Eileen J. Richardson
EILEEN J. RICHARDSON

Willard B. Dawson
WILLARD B. DAWSON

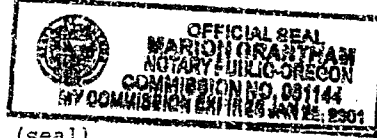
STATE OF Oregon SS. May 5 19 97

COUNTY OF Klamath

Personally appeared the above named Eileen J. Richardson and

Willard B. Dawson

and acknowledged the foregoing instrument to be their voluntary act.



(seal)

Before me Marion Graefham
Notary Public for Oregon
My commission expires 1/22/01

ESCROW NO. MT41273-MG

STATE OF OREGON,
County of Klamath SS.

Filed for record at request of:

Return to:

ROBERT L. NUNN
5358 KNIGHTWOOD DRIVE
KLAMATH FALLS, OR 97603

Amerititle
on this 5th day of May A.D., 1997
at 3:30 o'clock P. M. and duly recorded
in Vol. M97 of Deeds Page 13727

Bernetha G. Letsch, County Clerk

By Kathleen Rose
Fee, \$30.00 Deputy.