

43072

Vol. 1997 Page 25791

'97 AUG -6 P3:37



WARRANTY DEED

STATE OF OREGON,  
County of Klamath ss.

Filed for record at request of:

ASPEN TITLE ESCROW NO. 01046505

AFTER RECORDING RETURN TO:

WILLIAM R. NICHOLSON

1788 Overland Drive  
Klamath Falls, OR 97603UNTIL A CHANGE IS REQUESTED ALL TAX  
STATEMENTS TO THE FOLLOWING ADDRESS:  
SAME AS ABOVE

Aspen Title & Escrow  
on this 6th day of August A.D., 1997  
at 3:37 o'clock P. M. and duly recorded  
in Vol. M97 of Deeds Page 25791

Bernetha G. Letsch, County Clerk

By Kathleen Rose  
Fee, \$30.00 Deputy.

BOBBY LEE AUSTIN and PEARL B. AUSTIN, husband and wife,  
hereinafter called GRANTOR(S), convey(s) to WILLIAM R.  
NICHOLSON, hereinafter called GRANTEE(S), all that real  
property situated in the County of Klamath, State of Oregon,  
described as:

The NE 1/4 of the NW 1/4 of the NW 1/4 of Section 28, Township  
40 South, Range 8 East of the Willamette Meridian, in the  
County of Klamath, State of Oregon.

CODE 8 MAP 4008-2800 TL 700

*2001*  
"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 30.390."

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, contracts and/or  
liens for irrigation and/or drainage,

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  
\$18,000.00.

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 15th day of July, 1997.

Bobby Lee Austin  
BOBBY LEE AUSTIN

Pearl B. Austin  
PEARL B. AUSTIN

STATE OF WASHINGTON, County of CLARK ) ss.

On July 18, 1997, personally appeared BOBBY LEE AUSTIN and  
PEARL B. AUSTIN, who acknowledged the foregoing instrument to  
be their voluntary act and deed.

Joan L. Rayburn  
Notary Public for Washington  
My Commission Expires: 8-15-97

NOTARY PUBLIC  
STATE OF WASHINGTON  
COMMISSION EXPIRES  
AUGUST 15, 1997