

45365

WARRANTY DEED—SURVIVORSHIP

mfe 1396 2-801 m97 Page 30430

KNOW ALL MEN BY THESE PRESENTS, That Waynette Waynette Nichols

for the consideration hereinafter stated to the grantor paid by Waynette Nichols, hereinafter called the grantor, Nichols with rights of survivorship, hereinafter called grantees, hereby grants, bargains, sells and conveys unto the grantees, not as tenants in common but with the right of survivorship, their assigns and the heirs of the survivor of the grantees, the following described real property with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in the County of Klamath, State of Oregon, to-wit:

all of that portion of the east 1/2 of Government lot 7 Section 13, Township 35 South, Range 7 East of the Willamette Meridian in the County of Klamath, State of Oregon

3507-34A-6800

AMERITILE, has recorded this instrument by request as an accommodation only, and has not examined it for regularity and sufficiency or as to its effect upon the title to any real property that may be described therein.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

TO HAVE AND TO HOLD the above described and granted premises unto the grantees, their assigns and the heirs of such survivor, forever; provided that the grantees herein do not take the title in common but with the right of survivorship, that is, that the fee shall vest absolutely in the survivor of the grantees.

And the grantor above named hereby covenants to and with the above named grantees, their heirs and assigns, that grantor is lawfully seized in fee simple of the premises, that same are free from all encumbrances

and that grantor will warrant and forever defend the 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 \$ 0.
 However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (The sentence between the symbols ©, if not applicable, should be deleted. See ORS 93.030.)

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

IN WITNESS WHEREOF, the grantor has executed this instrument this 16 day of Sept., 1997; if a corporate grantor, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

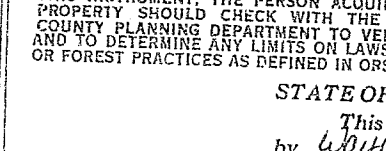
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES, AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

STATE OF OREGON, County of Klamath ss.

This instrument was acknowledged before me on Sept 16, 1997, by Waynette Nichols

This instrument was acknowledged before me on _____, 19____, by _____

as _____



Paula Pool

Notary Public for Oregon
My commission expires Nov 20, 2000

Waynette Nichols
3333 Anderson Ave #4
Klamath Falls, OR 97603
Grantor's Name and Address

Waynette Nichols
Box 852
Chiloquin, OR 97603
Grantor's Name and Address

After recording return to (Name, Address, Zip):
Waynette Nichols
3333 Anderson Ave #4
K.F. OR 97603

Until requested otherwise send all ten statements to (Name, Address, Zip):
Waynette Nichols
3333 Anderson Ave #4
Klamath Falls, OR 97603

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,
County of Klamath } ss.

I certify that the within instrument was received for record on the 17th day of Sept., 1997, at 11:21 o'clock A.M., and recorded in book/reel/volume No. M97 on page 20430 and/or as fee/file/instrument/microfilm/reception No. 45365, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Bernetha G. Letsch, Co. Clerk

By Kathleen Rose Deputy

Fee: \$30.00