46335

STEWART TITLE COMPANY

"A Tradition of Excellence"

WARRANTY DEED — STATUTORY FORM
(Individual or Corporation)

Vol. M97 Page 32525

WAYNE E. HOFFMAN, DARLINE M. HOFFMAN, husband & wife, and DARRELL W. HOFFMAN

Grantor, conveys and warrants to

MELVIN R. NICHOLS AND JANET H. NICHOLS, husband & wife

Grantee, the following described real property free of encumbrances created or suffered by the grantor except as specifically set forth herein:

'97 OCT 3 AM 11:37

Lot 1, Block 2, TRACT NO. 1042, TWO RIVERS NORTH, situated in Section 36, Township 25, and Section 1, Township 26 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

Tax Account #R157877

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

Encumbrances: No Exceptions

The true consideration for this conveyance is $ 10,000.00 (Here comply with the requirements of ORS 93.030*).

Dated this 30th day of January, 19 97 If a corporate grantor, it has caused its name to be signed by order of its board of directors.

Wayne E. Hoffman

Darrell W. Hoffman

Darline M. Hoffman

STATE OF OREGON, County of Lane) ss. January 30, 1997

Personally appeared the above named Wayne E. Hoffman, Darline M. Hoffman and Darrell W. Hoffman and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Notary Public for Oregon
My commission expires:

OFFICIAL SEAL
NORMA L BUSSEAU
NOTARY PUBLIC - OREGON
COMMISSION NO. [illegible]
MY COMMISSION EXPIRES [illegible]

STATE OF OREGON, County of) ss.

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Personally appeared and who, being duly sworn, each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of the , a corporation, and that said instrument was signed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me:

Notary Public for Oregon
My commission expires:

* If the consideration consists of or includes other property or value, add the following: "The actual consideration consists of or includes other property or value given or promised which is part of the whole consideration (indicate which)".

Wayne E. Hoffman, et al
1695 Barton
Eugene, OR 97404
Grantor's Name and Address

Melvin R. Nichols & Janet H. Nichols
36567 Camp Creek Road
Springfield, OR 97478
Grantee's Name and Address

After recording return to:
Melvin R. Nichols
36567 Camp Creek Road
Springfield, OR 97478
Name, Address, Zip

Until a change is requested all tax statements shall be sent to the following address
Melvin R. Nichols & Janet H. Nichols
36567 Camp Creek Road
Springfield, OR 97478
Name, Address, Zip

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

Melvin R. Nichols

on this 3rd day of October A.D., 1997
at 11:37 o'clock A. M. and duly recorded
in Vol. M97 of Deeds Page 32525

Bernetha G. Letsch, County Clerk

By Kathleen Rose Deputy

Fee, $30.00

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