

K-51630
WARRANTY DEED

SAM B. DAVIS and SIDNEY E. AINSWORTH, hereinafter referred to as "Grantors", convey and warrant unto SHELLY MC NICHOLS all that real property situated in Klamath County, State of Oregon and described as:

Kane Place Condominium, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Grantors hereby covenant that they are the owners of the above-described property free of all encumbrances except:

1. Liens and assessments of Klamath Project and Enterprise Irrigation District, and regulations, contracts, easements, water and irrigation rights in connection therewith.

2. Rules, regulations and assessments of South Suburban Sanitary District.

3. Declaration of Unit Ownership for Kane Place Condominiums, including the terms and provisions thereof, dated September 15, 1981, recorded December 31, 1981, in Volume M81 page 22163, Deed Records of Klamath County, Oregon.

4. Declaration of Easement, including the terms and provisions thereof, by Trenton S. Douglas and Lawrence F. Brown, recorded January 15, 1982, in Volume M82 page 571, Deed Records of Klamath County, Oregon.

5. Declaration of Easement, including the terms and provisions thereof, given by Sam B. Davis and Sidney E. Ainsworth, Co-Partners, dba Worthyday Investments, dated March 16, 1984, recorded March 19, 1984, in Volume M84 page 4456, Deed Records of Klamath County, Oregon.

The true and actual consideration for this transfer is \$345,000.00.

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 the fee title to the property should check with the appropriate city or county planning department to verify approved uses.

WARRANTY DEED
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LAW OFFICES OF
DAVIS, GILSTRAP, HARRIS, HEARN & WELTY
A Professional Corporation
515 EAST MAIN STREET
ASHLAND, OREGON 97520
(503) 482-3111 FAX (503) 488-4455

Return
Shelly Mc Nichols
3037 Kane St
Klamath Falls, OR
97603

87804

40878

DATED this 5th day of March, 1994.

SAM B. DAVIS

SIDNEY E. AINSWORTH

STATE OF CALIFORNIA)

COUNTY OF _____) §

Over On the _____ day of _____, 1994, personally appeared the above-named SAM B. DAVIS, and acknowledged the foregoing instrument to be a voluntary act. Before me:

Notary Public for California
My Commission Expires: _____

STATE OF OREGON)

COUNTY OF JACKSON) §

On the 8th day of MARCH, 1994, personally appeared the above-named SIDNEY E. AINSWORTH, and acknowledged the foregoing instrument to be a voluntary act. Before me:

Patricia Gray

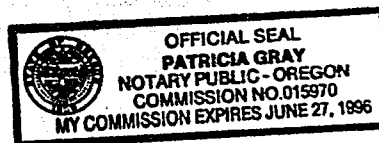
Notary Public for Oregon
My Commission Expires: 6/27/96

Mail Tax Statements to:

no change

WARRANTY DEED

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87804

40879

1994 10/10 day of 10 dated this

ALL-PURPOSE ACKNOWLEDGMENT

NO 20

State of California

County of Riverside,

On 3-5-94 before me, Gloria J. Nelson Notary Public

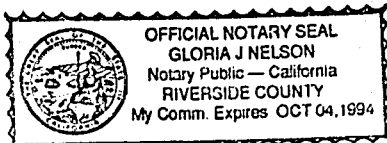
NAME, TITLE OF OFFICER - E.G., "JANE DOE, NOTARY PUBLIC"

personality appeared. Sam B. Haines

NAME(S) OF SIGNER(S)

☒ personally known to me - OR - ☐ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

Witness my hand and official seal.



Gloria J. Nelson
SIGNATURE OF NOTARY

CAPACITY CLAIMED BY SIGNER

- ☐ INDIVIDUAL(S)
☐ CORPORATE _____
OFFICER(S) _____ TITLE(S)
☐ PARTNER(S)
☐ ATTORNEY-IN-FACT
☐ TRUSTEE(S)
☐ SUBSCRIBING WITNESS
☐ GUARDIAN/CONSERVATOR
☐ OTHER:

SIGNER IS REPRESENTING:
NAME OF PERSON(S) OR ENTITY(IES)

NAME OF PERSON(S) OR ENTITY(IES)

ATTENTION NOTARY: Although the information requested below is **OPTIONAL**, it could prevent fraudulent attachment of this certificate to unauthorized document.

**THIS CERTIFICATE
MUST BE ATTACHED
TO THE DOCUMENT
DESCRIBED AT RIGHT:**

Title or Type of Document Warranty Deed
Number of Pages 2 Date of Document _____
Signer(s) Other Than Named Above Sidney E. Pensworth

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STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title the 16th day
of December A.D., 19 97 at 3:18 o'clock P.M., and duly recorded in Vol. M97
of Deeds on Page 40877

FEE \$40.00

By Bernetha G. Letsch, County Clerk
Kathleen Ross

DAVID CHRISTOPHER HARRIS, HARRIS & WHITE
A PROFESSIONAL CORPORATION
101 EAST MAIN STREET
ASHLAND, OREGON 97520
408-4451 FAX 408-4452