

53765

NTC 43626-MG Vol. m98 Page 6245  
WARRANTY DEED

FERMON S. SCHILLING,  
Grantor(s) hereby grant, bargain, sell, warrant and convey to:  
JOHN E. NARDIN and PHYLLIS A. NARDIN, husband and wife and AMY NARDIN, with the  
rights of survivorship, <sup>JENSEN</sup>  
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 34 in Block 125 of MILLS ADDITION to the City of Klamath Falls,  
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.

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 \$ 53,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the  
following address: 2430 ORCHARD WAY, KLAMATH FALLS, OR 97601

Dated this 20<sup>th</sup> day of February, 1998.

Fermon S. Schilling  
FERMON S. SCHILLING

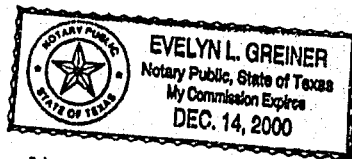
STATE OF Texas

COUNTY OF Kerr

SS. February 20 19 98

Personally appeared the above named FERMON S. SCHILLING

and acknowledged the foregoing instrument to be his voluntary act.



(seal)

Before me:

Evelyn L. Greiner  
Notary Public for Texas  
My commission expires 12-14-00

ESCROW NO. MT43626-MG

Return to:

JOHN E. NARDIN  
2430 ORCHARD WAY  
KLAMATH FALLS, OR 97601

STATE OF OREGON,  
County of Klamath ss.

Filed for record at request of:

Amerititle  
on this 26th day of February A.D., 1998  
at 11:11 o'clock A. M. and duly recorded  
in Vol. M98 of Deeds Page 6245

Bernetha G. Letsch, County Clerk

By Kathleen Ross  
Fee, \$30.00 Deputy.