

NR

69910

98 NOV 17 P3:43 Vol. M98 Page 42043

JOHN E. NARDIN
2530 EBERLEIN AVE.
KLAMATH FALLS OR 97601

Grantor's Name and Address

JOHN E. NARDIN & JANETTA ANN ADRIAN
2530 EBERLEIN AVE.
KLAMATH FALLS OR 97601

Grantee's Name and Address

After recording, return to (Name, Address, Zip):
JOHN E. NARDIN
2530 EBERLEIN AVE.
KLAMATH FALLS OR 97601

Until requested otherwise, send all tax statements to (Name, Address, Zip):

SAME - NO CHANGE

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 November, 19 98 at 3:43 o'clock P.M., and recorded in book/reel/volume No. M98 on page 42043 and/or as fee/file/instrument/microfilm/reception No. 69910, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Bernetha G. Letsch, Co. Clerk
NAME TITLE

Fee: \$30.00

By Kathleen Rose, Deputy.
MTC 13216-9502

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that JOHN E. NARDIN

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by JOHN E. NARDIN AND JANETTA ANN ADRIAN, AND JAMES EDWARD NARDIN, all with the rights of survivorship, hereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in KLAMATH County, State of Oregon, described as follows, to-wit:

The West 30 feet of Lot 3 and the East 30 feet of Lot 4, in Block 305, DARROW 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.

AMERITITLE, 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 same unto grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except (if no exceptions, so state):

_____, 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 \$ other than money. However, the actual consideration consists of or includes other property or value given or promised which is ☒ the whole ☐ part of the (indicate which) consideration. (The sentence between the symbols Φ , 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 this deed shall apply equally to corporations and to individuals.

In witness whereof, the grantor has executed this instrument this 13 day of November, 19 98; if grantor is a corporation, 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.

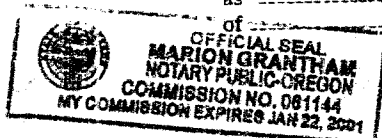
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO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

John E. Nardin
JOHN E. NARDIN

STATE OF OREGON, County of Klamath) ss.
This instrument was acknowledged before me on November 13, 19 98.

by John E. Nardin
This instrument was acknowledged before me on _____, 19 _____

by _____
as _____



Marion Grantham
Notary Public for Oregon
My commission expires 1/22/01