

2000 JUL -5 PM 3: 21



WARRANTY DEED

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ASPEN TITLE ESCROW NO.: 01051379

AFTER RECORDING RETURN TO:  
MICHAEL D. NICHOLS AND LAURALEE E. NICHOLS  
8512 MCLAUGHLIN LANE  
KLAMATH FALLS, OR 97601

State of Oregon, County of Klamath  
Recorded 07/05/00, at 3:21 p m.  
In Vol. M00 Page 24632  
Linda Smith,  
County Clerk Fee \$ 21

UNTIL A CHANGE IS REQUESTED ALL TAX  
STATEMENTS TO THE FOLLOWING ADDRESS:  
SAME AS ABOVE

ROBERT W. GOPPERT AND KEVI R. GOPPERT, hereinafter called  
GRANTOR(S), convey(s) and warrants to MICHAEL D. NICHOLS AND  
LAURALEE E. NICHOLS, husband and wife, hereinafter called  
GRANTEE(S), all that real property situated in the County of  
Klamath, State of Oregon, described as:

LOTS 7 AND 8, BLOCK 36, TRACT NO. 1084, SIXTH ADDITION TO  
KLAMATH RIVER ACRES, IN THE COUNTY OF KLAMATH, STATE OF OREGON.

CODE 51, MAP 3907-25A0, TAXLOT 4300  
CODE 21, MAP 3907-25A0, TAXLOT 4200

"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 30.390"

and covenant(s) that grantor is the owner of the above described  
property free of all encumbrances except covenants, conditions,  
restrictions, reservations, rights, rights of way and easements  
of record, if any, and apparent upon the land, and will warrant  
and defend the same against all persons who may lawfully claim  
the same, except as shown above.

The true and actual consideration for this transfer is  
\$185,000.00

In construing this deed and where the context so requires, the  
singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument  
this 28th day of June, 2000.

Robert W. Goppert  
ROBERT W. GOPPERT

Kevi R. Goppert  
KEVI R. GOPPERT

STATE OF OREGON, County of KLAMATH)ss.

On June 28, 2000, personally appeared the above named  
Robert W. Goppert and Kevi R. Goppert, who acknowledged the  
foregoing instrument to be his voluntary act and deed.

Before me: Vickie Blankenburg  
Notary Public for OREGON  
My Commission Expires: 7-01-2001

