

200 AUG 24 PM 3:28

MTL 51731-TM
WARRANTY DEED

Vol M00 Page 31060

DALLAS G. NICHOLSON, SR. and RAMONA K. CHILDERS, with the rights of survivorship,

Grantor(s) hereby grant, bargain, sell, warrant and convey to:

JEFFREY D. HULL,

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:

The East one-half of Lots 5 and 6 in Block 66 of LAKEVIEW 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.

ACCT# 3809-029BA-07500

KEY# 185864

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 80,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 714 LYTTON STREET, KLAMATH FALLS, OR 97601

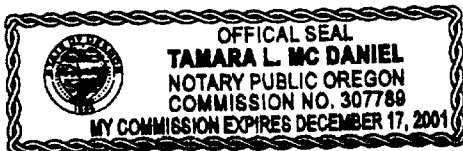
Dated this 24 day of August, 2000.

Dallas G. Nicholson Sr.
DALLAS G. NICHOLSON, SR.

Ramona K. Childers
RAMONA K. CHILDERS

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on August 24, 2000 by
DALLAS G. NICHOLSON, SR. AND RAMONA K. CHILDERS.



Tamara L. McDaniel
(Notary Public for Oregon)

My commission expires 12/17/01

ESCROW NO. MT51731-TM

Return to:

JEFFREY D. HULL
714 LYTTON STREET
KLAMATH FALLS, OR 97601

State of Oregon, County of Klamath
Recorded 08/24/00, at 3:28 p.m.
In Vol. M00 Page 31060
Linda Smith,
County Clerk Fee \$ 21.00