



WARRANTY DEED

ASPEN TITLE ESCROW 01052051

AFTER RECORDING RETURN TO:
 PHYLLIS A. NARDIN
 521 ADAM STREET
 KLAMATH FALLS, OR 97601

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

State of Oregon, County of Klamath
 Recorded 12/01/00, at 2:37 Pm.
 In Vol. M00 Page 43275
Linda Smith,
 County Clerk Fee \$ 21.⁰⁰

RONALD A. IRVINE, hereinafter called GRANTOR(S), convey(s) and warrants to PHYLLIS A. NARDIN, AN ESTATE IN FEE SIMPLE, hereinafter called GRANTEE(S), all that real property situated in the County of Klamath, State of Oregon, described as:

THE NORTH 46 FEET OF LOTS 1, 2 AND 3, BLOCK 14, INDUSTRIAL ADDITION TO THE CITY OF KLAMATH FALLS, IN THE COUNTY OF KLAMATH, STATE OF OREGON.

CODE 1 MAP 3809-3380, TAXLOT 1400

"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, contracts and/or liens for irrigation and/or drainage,

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
 \$37,500.00

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 30th day of NOVEMBER, 2000.

RONALD A. IRVINE

STATE OF OREGON, County of LAKE) ss.

On NOVEMBER 30, 2000, personally appeared
RONALD A. IRVINE who
 acknowledged the foregoing instrument to be their voluntary act and deed.

Notary Public for
 My Commission Expires:

