

01 MAY 25 PM 1:21

MT54115-MS  
WARRANTY DEED

Vol. M01 Page 24177

ADDIS C. BURGOYNE and MILDRED I. BURGOYNE, as tenants by the entirety,  
Grantor(s) hereby grant, bargain, sell, warrant and convey to:  
THEODORE J. NICK, JR. and VOLANDTA M. NICK, husband and wife,  
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 5, BLOCK 5 OF TRACT NO. 1126, FIRST ADDITION TO FERNDAL, ACCORDING  
TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF  
KLAMATH COUNTY, OREGON

3909-013BB-01200-000

568932

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 100,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the  
following address: 4841 TRAVIS WAY, KLAMATH FALLS, OR 97603

Dated this 23 day of May, 2001.

Addis C. Burgoyne  
ADDIS C. BURGOYNE

Mildred I. Burgoyne  
MILDRED I. BURGOYNE

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on May 23, 2001 by ADDIS  
C. BURGOYNE AND MILDRED I. BURGOYNE.



Tamara L. McDaniel  
(Notary Public for Oregon)

My commission expires 12/17/01

ESCROW NO. MT54115-MS

Return to:  
THEODORE J. NICK, JR.  
4841 TRAVIS WAY  
KLAMATH FALLS, OR 97603

State of Oregon, County of Klamath  
Recorded 05/25/01, at 1:21 p.m.  
In Vol. M01 Page 24177  
Linda Smith,  
County Clerk Fee \$ 21.00