

NN

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STATE OF OREGON,

1

02 FEB 11 AM 11:05

Grantor's Name and Address

Grantee's Name and Address

After recording, return to (Name, Address, Zip):

Mr. and Mrs Virgil Nelson

4330 Lombard Dr.

Klamath Falls, OR 97603

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

No change

SPACE RESERVED
FOR
RECORDER'S USE

State of Oregon, County of Klamath

Recorded 02/11/2002 11:05 a.m.

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Linda Smith, County Clerk

Fee \$ 21.00 # of Pgs 1 Deputy.

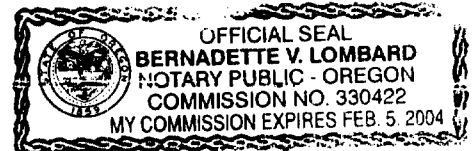
MTL 1396-3604

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that Lori Ann Thickett and Lynn Marie Christinahereinafter called grantor, for the consideration hereinafter stated, to grantor paid by Virgil F. Nelson and Gloria Ann Nelson, Husband and Wifehereinafter 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:

Lot 1, Block 7, First Addition to Cypress Villa, according to
the official plat thereof on file in the office of the Clerk
of Klamath County, Oregon

State of Oregon
County of Jackson
dated 2/7/02 (Acknowledged before me)
This notary for Lori Thickett only.



Bernadette V. Lombard
Notary for the State of Oregon
Commission expires 2/5/04

(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 \$ 1.00. 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 ®, 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 on January 2002; 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.

Lori Thickett
Lori Ann Thickett

Lynn Marie Christina
Lynn Marie Christina

Washington
STATE OF OREGON, County of Walla Walla ss.

This instrument was acknowledged before me on 1/29/02Lynn Marie Christina

This instrument was acknowledged before me on _____

This notary for Lynn Christina's
signature only. Mari Tupper

Mari L. Tupper
Notary Public for Oregon Washington
My commission expires 7/2/03

