



THIS SPACE RESERVED FOR RECORDER'S USE

mtc 54907-MS

After recording return to:

CHRISTINE J. FRIEND

P.O. BOX 31

SPRAGUE RIVER, OR 97639

Until a change is requested all  
tax statements shall be sent to  
the following address:

CHRISTINE J. FRIEND

P.O. BOX 31

SPRAGUE RIVER, OR 97639

Escrow No. MT54907-MS

Title No. \_\_\_\_\_

Vol M02 Page 36334

State of Oregon, County of Klamath

Recorded 06/24/2002 11:04 a. m.

Vol M02, Pg 36334-36

Linda Smith, County Clerk

Fee \$ 3.00 # of Pgs 3

02 JUN 24 AM 11:04

## WARRANTY DEED

DONALD F. NICHOLS and KATHLEEN M. NICHOLS, as tenants by the entirety,

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

CHRISTINE J. FRIEND

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:

LOTS 7 AND 8 IN BLOCK 1 OF JUNIPER ACRES, ACCORDING TO THE OFFICIAL PLAT  
THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY,  
OREGON.

3510-035B0-03400-000

273858

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:

Real Estate Contract, subject to the terms and conditions thereof.

Dated: November 15, 1996

A Memorandum of which was recorded: November 27, 1996

Volume: M96, page 37251, Microfilm Records of Klamath County, Oregon

Vendor: Carter-Jones Collection Services LLC as claiming successor of  
the Estate of Karen Kerekes

Vendee: Donald F. Nichols and Kathleen M. Nichols (see also Exhibit "A")

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.

The true and actual consideration for this conveyance is \$ 28,000.00.

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.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

SEE SIGNATURE PAGE ATTACHED HERETO AND  
MADE A PART HEREOF

State of \_\_\_\_\_  
County of \_\_\_\_\_

This instrument was acknowledged before me on \_\_\_\_\_, \_\_\_\_\_ by DONALD  
F. NICHOLS AND KATHLEEN M. NICHOLS.

\_\_\_\_\_  
(Notary Public)

My commission expires \_\_\_\_\_

## SIGNATURE PAGE

Donald F. Nichols  
DONALD F. NICHOLS

KATHLEEN M. NICHOLS

STATE OF Minnesota

COUNTY OF Ottawa SS. June 13, 20 02

Personally appeared the above named

Donald F. Nichols

and acknowledged the foregoing instrument to be his voluntary act.

WITNESS My hand and official seal. (seal)

Jackie Ann Prael  
Notary Public

State of Minnesota

My Commission expires: Jan 31, 2005



STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_ SS. \_\_\_\_\_ 20 \_\_\_\_\_

Personally appeared the above named

and acknowledged the foregoing instrument to be his voluntary act.

WITNESS My hand and official seal. (seal)

\_\_\_\_\_  
Notary Public  
State of \_\_\_\_\_  
My Commission expires: \_\_\_\_\_

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_ SS. \_\_\_\_\_ 20 \_\_\_\_\_

The foregoing instrument was acknowledged before me this \_\_\_\_\_ 2002,  
by \_\_\_\_\_  
as \_\_\_\_\_ on behalf of \_\_\_\_\_

WITNESS My hand and official seal. (seal)

\_\_\_\_\_  
Notary Public  
State of \_\_\_\_\_  
My Commission expires: \_\_\_\_\_

SIGNATURE PAGE

\_\_\_\_\_  
DONALD F. NICHOLS  
Kathleen M. Nichols  
KATHLEEN M. NICHOLS

STATE OF OREGON

COUNTY OF CLATSOP SS. June 11, 20 02

Personally appeared the above named Kathleen M. Nichols  
and acknowledged the foregoing instrument to be his voluntary act.

WITNESS My hand and official seal. (seal)

Rachel Laurent  
Notary Public  
State of OREGON  
My Commission expires: Dec. 2, 2005



STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_ SS. \_\_\_\_\_ 20 \_\_\_\_\_

Personally appeared the above named \_\_\_\_\_  
and acknowledged the foregoing instrument to be his voluntary act.

WITNESS My hand and official seal. (seal)

\_\_\_\_\_  
Notary Public  
State of \_\_\_\_\_  
My Commission expires: \_\_\_\_\_

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_ SS. \_\_\_\_\_ 20 \_\_\_\_\_

The foregoing instrument was acknowledged before me this \_\_\_\_\_ 2002,  
by \_\_\_\_\_  
as \_\_\_\_\_ on behalf of \_\_\_\_\_

WITNESS My hand and official seal. (seal)

\_\_\_\_\_  
Notary Public  
State of \_\_\_\_\_  
My Commission expires: \_\_\_\_\_