



mtc 58357-m3

THIS SPACE RESERVED FOR RECORDER'S USE

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After recording return to:

LAWRENCE S. NICHOLS107 SOUTHSORE LANEKLAMATH FALLS, OR 97601

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

LAWRENCE S. NICHOLS107 SOUTHSORE LANEKLAMATH FALLS, OR 97601Escrow No. MT58357-MS

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

State of Oregon, County of Klamath

Recorded 09/27/2002 10:52 a.m.Vol M02, Pg 54932

Linda Smith, County Clerk

Fee \$ 21.00 # of Pgs 1

'02 SEP 27 AM 10:52

## WARRANTY DEED

LAWRENCE S. NICHOLS and WENDY J. NICHOLS, as tenants by the entirety,  
Grantor(s) hereby grant, bargain, sell, warrant and convey to:

LAWRENCE S. NICHOLS

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:

EXHIBIT A"  
LEGAL DESCRIPTION

Lot 1, SOUTH SHORE SUBDIVISION, according to the official plat thereof on file  
in the office of the County Clerk of Klamath County, Oregon; EXCEPTING  
THEREFROM, that parcel described as follows: Beginning at the most Easterly  
corner of said Lot 1; thence South 33 degrees 15' West a distance of 118 feet  
to the Southeasterly corner of said Lot 1, thence Northwesterly along the  
Southwesterly line of said Lot 1 a distance of 10 feet to a point; thence  
North 36 degrees 51' East a distance of 119.6 feet, more or less to a point on  
the Northeasterly line of said Lot 1; thence Southeasterly along the  
Northeasterly line of said Lot 1, 10 feet to the point of beginning.

3808-026AA-00200-000

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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.

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

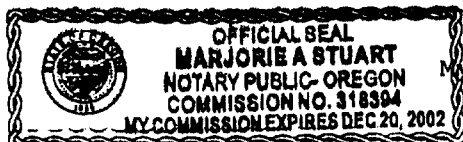
Dated this 23rd day of September, 2002.

LAWRENCE S. NICHOLSWENDY J. NICHOLS

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on September 23, 2002 by  
LAWRENCE S. NICHOLS AND WENDY J. NICHOLS.

(Notary Public for Oregon)

My commission expires 12-20-02