



THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

GORDON M. NIXON

3810 MAZAMA DRIVE

KLAMATH FALLS, OR 97603

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

GORDON M. NIXON

3810 MAZAMA DRIVE

KLAMATH FALLS, OR 97603

Escrow No. MT58589-TA

Title No.

Vol M02 Page 63210

State of Oregon, County of Klamath

Recorded 11/01/2002 10:58 a m.

Vol M02, Pg 63210

Linda Smith, County Clerk

Fee \$ 21.00 # of Pgs 1

WARRANTY DEED

GORDON M. NIXON and JOYCELYN M. NIXON, husband and wife,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:

GORDON M. NIXON

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 4 IN BLOCK 3, MAZAMA GARDENS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

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 25th day of October, 2002.

Gordon M. Nixon
GORDON M. NIXON

Joyce M. Nixon
JOYCELYN M. NIXON

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on October 25, 2002 by GORDON M. NIXON AND JOYCELYN M. NIXON.

[Signature]
(Notary Public for Oregon)

My commission expires 6-19-04

