



MT 60239 - LW

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

ROGER LEE NIX

3085 LODI STREET

KLAMATH FALLS, OR 97603

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

ROGER LEE NIX

3085 LODI STREET

KLAMATH FALLS, OR 97603

State of Oregon, County of Klamath

Recorded 03/24/2003 10:59 AM

Vol M03 Pg 17458

Linda Smith, County Clerk

Fee \$ 21.00 # of Pgs 1

Escrow No. MT60239-LW

'03 MAR 24 AM 10:59

### WARRANTY DEED

ALLA M. HEMBROW, Grantor(s) hereby grant, bargain, sell, warrant and convey to:  
ROGER LEE NIX, 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 24 in Block 45 of FIRST ADDITION TO KLAMATH FOREST ESTATES, according to the  
official plat thereof on file in the office of the County Clerk of Klamath County,  
Oregon.

270842

3510-027C0-02900-000

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 \$4,000.00.

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 18 day of March, 2003.

ALLA M. HEMBROW  
ALLA M. HEMBROW

STATE OF CALIFORNIA

COUNTY OF

On MAR 18 2003

before me, Jeffrey Lipinsky  
personally appeared ALLA M. HEMBROW personally known to me (or proved to me on the  
basis of satisfactory evidence) to be the person(s) whose name(s) is/~~are~~ subscribed to  
the within instrument and acknowledged to me that she executed the same in her  
authorized capacity(ies), and that by her signatures(s) on the instrument the person(s)  
or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature

