

MTC- 62039 MS



THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

BRUCE K. FISHER
211 SW 6TH STREET
COLLEGE PLACE, WA 99324

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

BRUCE K. FISHER
211 SW 6TH STREET
COLLEGE PLACE, WA 99324

State of Oregon, County of Klamath
Recorded 08/1/2003 3:12 pm
Vol M03 Pg 55128
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

Escrow No. MT62039-MS

WARRANTY DEED

JENTRY L. NIX, JR. and JANIS L. NIX, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell, warrant and convey to BRUCE K. FISHER and MARIE C.A. FISHER, husband and wife, 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 2 in Block 15 TRACT NO. 1108, SEVENTH ADDITION TO SUNSET VILLAGE,
according to the official plat thereof on file in the office of the County
Clerk of Klamath County, Oregon.

Account No.: 3909-012BD-05500-000

Key No.: 562581

562581

3909-012BD-05500

Grantor is lawfully seized in fee simple on the above granted premises and SUBJECT TO:--all those items of record 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 \$127,500.00.

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 July, 2003.

Jentry L. Nix, Jr.
JENTRY L. NIX, JR.
Janis L. Nix
JANIS L. NIX

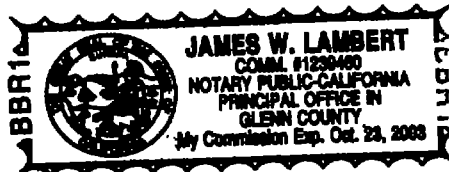
STATE OF CALIFORNIA

COUNTY OF

On July 25, 2003 before me, JAMES W. LAMBERT, Notary, personally appeared JENTRY L. NIX, JR. and JANIS L. NIX 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 executed the same in authorized capacity(ies), and that by 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



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