

NN

Vol M03 Page 84093

Roger L. Nix
3085 Lodi Street
Klamath Falls, OR 97603
Grantor's Name and Address

Alice L. Nix
3085 Lodi Street
Klamath Falls, OR 97603
Grantee's Name and Address

After recording, return to (Name, Address, Zip):
Alice Nix
3085 Lodi Street
Klamath Falls, OR 97603

Until requested otherwise, send all tax statements to (Name, Address, Zip):
Alice L. Nix
3085 Lodi Street
Klamath Falls, OR 97603

SPACE RESERVED
 FOR
 RECORDER'S USE

State of Oregon, County of Klamath
 Recorded 11/13/03 11:14 a m
 Vol M03 Pg 84093
 Linda Smith, County Clerk
 Fee \$ 2.00 # of Pgs 1

ixed.
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03 NOV 13 AM 11:14

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that ROGER L. NIX

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by ALICE L. NIX

hereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in KLAMATH County, State of Oregon, described as follows, 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.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except (if no exceptions, so state):

no exceptions

and that grantor will warrant and forever defend the 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 paid for this transfer, stated in terms of dollars, is \$0.00. However, the actual consideration consists of or includes other property or value given or promised which is ☒ the whole ☐ part of the (indicate which) consideration. (The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In witness whereof, the grantor has executed this instrument on November 12, 2003; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.

Roger Lee Nix
 Roger L. Nix

STATE OF OREGON, County of Klamath

This instrument was acknowledged before me on November 12, 2003

by Roger Lee Nix

This instrument was acknowledged before me on

by

as

of



Dayna L. Sisemore
 Notary Public for Oregon
 My commission expires 11-23-05