

This Indenture Witnesseth, THAT CONSTANCE N. DIXON, a single woman,

hereinafter known as grantor for the consideration hereinafter recited,
 ha s bargained and sold, and by these presents do es grant, bargain, sell and convey unto

LLOYD NICHOLSON.

his heirs and assigns, the following described premises, situated in **Klamath** County, Oregon, to-wit:

The E $\frac{1}{2}$ E $\frac{1}{2}$ E $\frac{1}{2}$ of Section 24, Township 33 South, Range 6 East, Willamette Meridian. ALSO Lots 1, 2, 3, 4 and the E $\frac{1}{2}$ W $\frac{1}{2}$ of Section 19, Township 33 South, Range 7 $\frac{1}{2}$ East, Willamette Meridian.

SUBJECT TO: Contracts, easements, and rights of way in connection with Modoc Point Irrigation Project, if any there may be, and any unpaid charges or assessments of said Modoc Point Irrigation Project; Acreage and use limitations under provisions of United States statutes and regulations thereunder, and Rights of the public in any portion of the herein-described premises lying within the limits of any road or highway.

The true and actual consideration for this transfer is \$ 140,000.00. ~~Being~~

The foregoing recitation of consideration is true as I verily believe.

TO HAVE AND TO HOLD the said premises with their appurtenances unto the said grantee, **his** heirs and assigns forever. And the said grantor do es hereby covenant to and with the said grantee, **his** heirs and assigns, that **he is** the owner in fee simple of said premises; that they are free from all incumbrances, **except as above set forth**, and that **she** will warrant and defend the same from all lawful claims whatsoever, except those above set forth.

IN WITNESS WHEREOF, **grantor** ha s hereunto set her hand and seal
this **6th** day of **January** 19 **70**.

(SEAL) Constance H. Dixon (SEAL)

STATE OF Oregon, County of Clatsop ss. January 16, 1970

Personally appeared the above named
CONSTANCE N. DIXON, a single woman,

and acknowledged the foregoing instrument to be her voluntary act and deed.

From Office of
GANONG, GANONG & GORDON
First Federal Building
Klamath Falls, Oregon

Before me: Marjorie S. Hamburger

Notary Public for Oregon
My commission expires _____

Notary Public in and for the City and County
of San Francisco, State of California
My Commission Expires Sept. 24, 1971

STATE OF OREGON, }
County of Klamath } ss.

I certify that the within instrument was received for record on the 29th day of January, 1970, at 3:42 o'clock P.M., and recorded in book M-70 on page 740. Record of Deeds of said County.

Witness my hand and seal of County affixed.

WM D. MILNE
By Charles E. Norstrom County Clerk—Recorder.

FEE \$ 1.50 Deputy

or in any
profits the
or at any time
TO H
heirs, execu
This m
following is a s
There shall be
without penalty
\$ 110,000.00
Each of the unders
ONE HUNDRED TEN THOU
with interest thereon at the r
in annual installments
on the 15th day of
every January thereafter,
ments is not so paid, the whole sum
option of the holder of this note. If
signed promises and agrees to pay the
hereon, also promises to pay (1) hold
peal is taken from any decision of the
holder's reasonable attorney's fees in the
Due At No. 19
1. * Strike words not applicable.
FORM No. 217—INSTALLMENT NOTE (Oregon UCC). SC
And said mortgagor covenants
seized in fee simple of said premises
and will warrant any
the terms thereof
nature which shall
able as to the
new