

35100

WARRANTY DEED

Vol. 72 Page 6424

28-2906 KNOW ALL MEN BY THESE PRESENTS, that PHILLIP ARDEN NICHOLS and ROBERTA M. NICHOLS, husband and wife, Grantors, in consideration of Seven Thousand Two Hundred Fifty and No/100 (\$7,250.00) Dollars to them paid by NELSON W. BRAY and WANDA F. BRAY, husband and wife, Grantees, do hereby grant, bargain, sell and convey unto the said Grantees, as tenants by the entirety, their heirs and assigns, all the following real property, with the tenements, hereditaments and appurtenances, situated in the County of Klamath and State of Oregon, bounded and described as follows, to-wit:

The South 70 feet of Lot 340, in Block 112 of MILLS ADDITION to the City of Klamath Falls, Oregon.

SUBJECT TO:

1. 1968-69 taxes are a lien, but not yet due or payable.
2. Conditions and restrictions imposed by instrument, including the terms and provisions thereof, recorded November 27, 1928, in Book 82, page 604.

TO HAVE AND TO HOLD, the above described and granted premises unto the said Grantees, their heirs and assigns forever, as above stated.

And the Grantors do covenant that they are lawfully seized in fee simple of the above granted premises, free from all encumbrances except as herein stated, and that they will and their heirs, executors and administrators, shall warrant and forever defend the above granted premises, and every part and parcel thereof, against the lawful claims and demands of all persons whomsoever.

WITNESS OUR HANDS and seals this 10th day of September, 1968.

Phillip Arden Nichols (Seal)

Roberta M. Nichols (Seal)

STATE OF OREGON }
County of Jackson } ss.

BE IT REMEMBERED, that on this 10th day of September, 1968, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named PHILLIP ARDEN NICHOLS and ROBERTA M. NICHOLS, husband and wife, who are known to me to be the identical individuals described in and who executed the within instrument, and acknowledged to me that they executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and seal the day and year last above written.

John K. Hansen
Notary Public for Oregon

My Commission Expires: 7-11-70

6425

STATE OF OREGON,
County of Klamath } ss.

Filed for record at request of:
~~PHILIP BANK OF KLAMATH COUNTRY~~
on this 15th day of JUNE A. D., 19 72
at 11:01 o'clock A. M. and duly
recorded in Vol. M 72 of DEEDS
Page 6424

WM. D. MILNE, County Clerk

Fee \$1.00

By *Razul Diazil*
Deputy.

CONTRACT OF PURCHASE AND SALE OF LAND, TOGETHER WITH A
CERTIFICATE OF TITLE, IN WITNESS WHEREOF, the parties
have hereunto set their hands and seals, at Medford,
Oregon, this 15th day of June, 1972.

WITNESSES:
JAMES E. ROBERTS, JR., Notary Public for Oregon,
My Comm. Expires 12/31/73.