

AUG 10 3 41 PM '72

KNOW ALL MEN BY THESE PRESENTS, That **CARL MARINUS NIELSEN and CARMELITA JUNE NIELSEN, husband and wife,**

for the consideration hereinafter stated to the grantor paid by **LEON D. BIGGS, JR. and ELIZABETH J. BIGGS,** hereinafter called the grantor, hereinafter called the grantees, does hereby grant, bargain, sell and convey unto the grantees, as tenants by the entirety, the heirs of the survivor and their assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of **Klamath**, State of **Oregon**, described as follows, to-wit:

The South 23 feet of Lot 5 and the North 52 feet of Lot 6 in Block 1, FIRST ADDITION TO TONATEE HOMES

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the above described and granted premises unto the said grantees, as tenants by the entirety, their heirs and assigns forever.

And grantor hereby covenants to and with grantees and the heirs of the survivor and their assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except contracts, liens, assessments, rules & regulations for irrigation, drainage & sewage, & reservations, restrictions, easements, and rights of way of record and those apparent on the land; and that grantor will warrant and forever defend the above granted 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 \$20,000.00

~~However, the actual consideration of \$20,000.00 is not to be taken as the consideration for the purpose of this deed, but the consideration shall be the value of the premises at the time of the execution of this deed.~~

In construing this deed and where the context so requires, the singular includes the plural, the masculine includes the feminine and the neuter and, generally, all grammatical changes shall be made, assumed and implied to make the provisions hereof apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the grantor has executed this instrument on the July day of 1972; if the grantor is a corporation, it has caused its corporate name to be signed and its corporate seal to be affixed hereunto by its officers duly authorized thereunto by order of its board of directors.

*Carl Marinus Nielsen*  
*Carmelita June Nielsen*

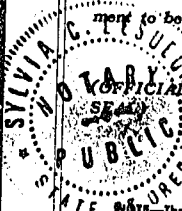
(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Klamath

July 27, 1972

Personally appeared the above named Carl Marinus Nielsen and Carmelita June Nielsen and acknowledged the foregoing instrument to be their voluntary act and deed.



Before me:

*[Signature]*  
Notary Public for Oregon

My commission expires: 10-25-76

STATE OF OREGON, County of \_\_\_\_\_ ss.

Personally appeared \_\_\_\_\_ and \_\_\_\_\_

each for himself and not one for the other, did say that the former is the \_\_\_\_\_ who, being duly sworn, president and that the latter is the secretary of \_\_\_\_\_

a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me:

Notary Public for Oregon

My commission expires: \_\_\_\_\_

(OFFICIAL SEAL)

## WARRANTY DEED

TO

AFTER RECORDING RETURN TO

EQUITABLE SAVINGS & LOAN ASSOCIATION  
KLAMATH FALLS BRANCH  
700 MAIN STREET  
KLAMATH FALLS, OREGON

(DON'T USE THIS SPACE. RESERVED FOR RECORDING LABEL IN COUNTIES WHERE USED.)

FEE \$2.00

STATE OF OREGON

County of KLAMATH ss.

I certify that the within instrument was received for record on the 10th day of AUGUST, 1972, at 3:41 o'clock PM, and recorded in book M 72 on page 8885 or as filing fee number 67145, Record of Deeds of said County.

Witness my hand and seal of County affixed.

WM. D. MILNE

COUNTY CLERK

Title

By *[Signature]* Deputy