

KNOW ALL MEN BY THESE PRESENTS, That ROBERT W. NIDEVER & ARLEEN E. NIDEVER, husband & wife, and EARL W. and ELEANOR I. NIDEVER, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by RALPH J. SCHISLER and BONNIE MAE SCHISLER, husband and wife,

hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

The N¹/₂ of Section 7, LESS Government Lots 1 and 2 in Township 40 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon,

ALSO a perpetual, non-exclusive easement over the North 60 feet of said Lot 1 for ingress and egress to and from their said property.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever. And said grantor hereby covenants to and with said 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: Reservations, restrictions, and rights-of-way of record and those apparent on the land; and a certain mortgage recorded in M-71 at page 3090 with a present balance of \$33,660.00; and a certain mortgage recorded in M-71 at page 4784 with a present principal balance of \$24,576.47, which said mortgages and said balances together with interest thereon, the grantees assume and agree to pay, 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 \$19,763.53. However, the actual consideration consists of or includes other ~~value~~ value given or promised which is consideration (indicate which).

In construing this deed and where the context so requires, the singular includes the plural. WITNESS grantor's hand this *16* day of *November*, 19 *72*.

Robert W. Nidever
Arleen E. Nidever

Earl W. Nidever
Eleanor I. Nidever

STATE OF OREGON, County of KLAMATH, ss. *November*, 19 *72*. Personally appeared the above named Robert W. & Arleen E. Nidever, husband & wife, Earl W. and Eleanor I. Nidever, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: *Thad W. Schmuck*
Notary Public for Oregon
My commission expires *Feb 24, 1973*

NOTE: The symbol between the symbols @, if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

WARRANTY DEED

TO

AFTER RECORDING RETURN TO

al Schmuck Real Estate
114 N. 7th
City

(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 *16th* day of *NOVEMBER*, 19 *72*, at *1:17* o'clock P.M., and recorded in book *M 72* on page *13273* or as filing fee number *70464*, Record of Deeds of said County.

Witness my hand and seal of

County affixed.

WM. D. MILNE COUNTY CLERK

COUNTY CLERK Title

By *Hazel Hagel* Deputy