

A-22471

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REFEREE'S DEED ON PARTITION

THIS INDENTURE, made this 28th day of February, 1973, between BRYANT WILLIAMS, Referee, party of the first part, and LLOYD G. NICHOLSON, party of the second part,

W I T N E S S E T H:

That WHEREAS, in an action of partition in the Circuit Court for the County of Klamath, State of Oregon, No. 68-142 E., wherein LLOYD G. NICHOLSON and DOROTHY MAE NICHOLSON were Plaintiffs, and JOYCE MILLER AVILLA, et al, were Defendants, the party of the first part was, on the 10th day of October, 1972, after a finding by said Court upon receipt of satisfactory proofs that said property could not be equitably divided into the requisite number of shares, duly appointed as Referee, and directed to sell the following described real estate, situated in the County of Klamath, State of Oregon, and more particularly described as follows, to-wit:

Lots 11, 12 and 13 of Section 3 Township
34 South, Range 7 1/2 East of the Willamette
Meridian, Oregon.

on the following terms, to-wit: To be sold as one parcel at public auction, free and clear of any liens and encumbrances. That the said Referee give public notice of the time and place of such sale, according to law. That such sale be for cash. That any other parties hereto may purchase at such sale.

And WHEREAS, in pursuance of such order and authority the Referee, having first given an approved bond as required by said Court, did on the 20th day of November, 1972, expose and offer for sale the aforesaid real estate and did then and there sell at public auction to LLOYD G. NICHOLSON, the said

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real estate for the sum of TWENTY TWO THOUSAND and no/100 Dollars (\$22,000.00), that being the best and highest offer therefore;

And WHEREAS, the party of the second part has paid the party of the first part the sum of money so offered as aforesaid;

And WHEREAS, on the 20th day of December, 1972, the Court approved and confirmed said sale and by order directed the party of the first part to execute to the said party of the second part, a conveyance in due form of law for the said parcel of land so sold to him as aforesaid;

NOW THEREFORE, in consideration of the premises and of the sum of TWENTY TWO THOUSAND and no/100 Dollars (\$22,000.00) so bid and paid by the party of the second part in conformity with the law and in obedience to the orders of the Court, the party of the first part does by these presents grant, sell and convey unto the party of the second part the following described premises, to-wit:

Lots 11, 12 and 13 of Section 3 Township
34 South, Range 7 1/2 East of the Willamette
Meridian, Oregon.

TO HAVE AND TO HOLD the same to the party of the second part as fully and absolutely as the party of the first part by virtue of the premises might and could sell the same.

IN WITNESS WHEREOF, the parties hereto have affixed their hands and seals the day and year first hereinabove written.



Referee
PARTY OF THE FIRST PART



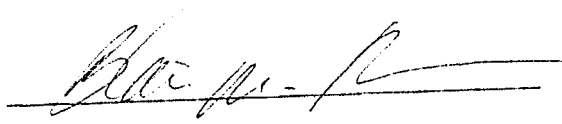
PARTY OF THE SECOND PART

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STATE OF OREGON)
) ss.
County of Klamath)

BE IT REMEMBERED, That on this 2nd day of
February, 1973, before me, the undersigned, a Notary
Public in and for said County and State, personally
appeared the within names RYAN WILLIAMS, known to
me to be the identical individual described in and who
executed the within instrument and acknowledged to me
that he executed the same freely and voluntarily.

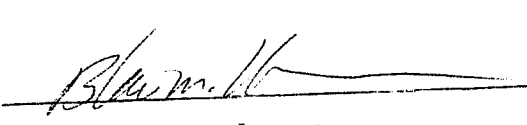
IN TESTIMONY WHEREOF, I have hereunto set my
hand and affixed my official seal the day and year last
above written.


Blair M. Henderson
NOTARY PUBLIC FOR OREGON
My Commission Expires: 3/15/74

STATE OF OREGON)
) ss.
County of Klamath)

BE IT REMEMBERED, That on this 28th day of
February, 1973, before me, the undersigned, a Notary
Public in and for said County and State, personally
appeared the within named LLOYD G. NICHOLSON, known to me
to be the identical individual described in and who executed
the within instrument and acknowledged to me that he executed
the same freely and voluntarily.

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


Blair M. Henderson
NOTARY PUBLIC FOR OREGON
My Commission Expires: 3/15/74

STATE OF OREGON, }
County of Klamath } ss.

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Filed for record at request of:
Klamath County Title Co.

on this 28 day of February A. D., 19 73
at 4:08 o'clock P. M. and duly
recorded in Vol. M73 of Deeds
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WM. D. MILNE, County Clerk

Fee \$8.00 By *Cynthia [Signature]* Deputy.

pk