

KNOW ALL MEN BY THESE PRESENTS, That ERNEST E. WALKER and SADIE L. WALKER, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by WILLIAM L. NICHOLSON and HELENA H. NICHOLSON, 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 Westerly 120 feet of Lot Eleven (11) in Block 102 of BUENA VISTA ADDITION to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows: Beginning at the Northwest corner of Lot 11 in Block 102 BUENA VISTA ADDITION to the City of Klamath Falls, Oregon, running thence Easterly along the lot line between Lots 10 and 11, 120 feet; thence South parallel with the East line of said Lot 11 to the South line of said Lot 11; thence Westerly along the Southerly line of said Lot 11, 120 feet to the Southwest corner of said Lot 11; thence Northerly 60 feet to the point of beginning.

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 those shown of record and 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 \$10,000.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which) In construing this deed and where the context so requires, the singular includes the plural.

WITNESS grantor's hand this 30 day of November, 1968

ERNEST E. WALKER
SADIE L. WALKER

STATE OF OREGON, County of Nassau ss.
Personally appeared the above named ERNEST E. WALKER and SADIE L. WALKER

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

Before me: Notary Public for Oregon
My commission expires Dec. 19, 1969

NOTE: The sentence 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

TRANSAMERICA TITLE INSURANCE CO.
600 MAIN ST
KLAMATH FALLS, OREGON 97601

FEE \$ 2.00

STATE OF OREGON,

County of KLAMATH ss.

I certify that the within instrument was received for record on the 21st day of AUGUST, 1973, at 11:31 o'clock A.M., and recorded in book M 73 on page 11298 of Record of Deeds of said County.

Witness my hand and seal of County affixed.

WM. D. MILNE

COUNTY CLERK Title.

By Hazel Dray Deputy.