

A-23404

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FORM No. 633-WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That T. B. WATTERS and EVELYN M. WATTERS, husband and wife,

in consideration of Ten and no/100 - - - - - Dollars,

to grantor paid by CHARLES E. NICKENS and GOLDIE J. NICKENS, 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:

Lot 8, Block 44, FIRST ADDITION to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the records of Klamath County, Oregon;

Subject to easements and rights of way of record and those apparent upon the land;

Subject to 1967-68 taxes.

To Have and to Hold the above described and granted premises unto the said grantee and grantee's heirs, successors and assigns forever.

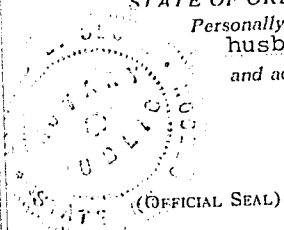
And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except as hereinabove set forth;

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 as hereinabove set forth.

In construing this deed and where the context so requires, the singular includes the plural.  
WITNESS grantor's hand this 1st day of August, 1967.

*T. B. Watters*  
*Evelyn M. Watters*

(ORS 93.490)  
STATE OF OREGON, County of Klamath, ) ss. August 1st, 1967.  
Personally appeared the above named T. B. WATTERS and EVELYN M. WATTERS, husband and wife,  
and acknowledged the foregoing instrument to be their voluntary act and deed.



Before me:  
*Ernest L. Green*  
Notary Public for Oregon  
My commission expires March 3, 1971

WARRANTY DEED

TO  
  
AFTER RECORDING RETURN TO  
*1st National Bank*  
*South 6th St. Br.*  
*City*

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

Fee \$2.00

STATE OF OREGON, } ss.  
County of Klamath

I certify that the within instrument was received for record on the 15th day of November, 1967, at 3:24 o'clock P.M., and recorded in book M-73 on page 15097 Record of Deeds of said County.

Witness my hand and seal of County affixed.

Wm. D. Milne  
County Clerk-Recorder.  
By *Walter Clark* Deputy.