

89768

FORM NO. 633 - WARRANTY DEED.

1967/50

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KNOW ALL MEN BY THESE PRESENTS, That William Erickson, Sr.

, hereinafter called the grantor, for the consideration hereinafter stated,  
to grantor paid by Roger Nicholson, 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, sit-  
uated in the County of Klamath and State of Oregon, described as follows, to-wit:W 1/2 of SE 1/4 SW 1/4 and W 1/2 of SW 1/4 in Section 2, Township 34 South,  
Range 7-1/2 East of the Willamette Meridian, Klamath County, Oregon, excep-  
ting therefrom the following:A parcel of property located in the South 1/2 of the Southwest 1/4 of Sec-  
tion 2, Township 34 South, Range 7-1/2 East, W. M., more particularly des-  
cribed as follows:Beginning at the Southwest corner of Section 2, Township 34 South, Range  
7-1/2 East, W. M. said point being on the centerline of Weed Road; thence  
Northerly, along the West line of said Section 2, a distance of 980.50  
feet; thence Easterly, a distance of 888.53 feet; thence Southerly a  
distance of 980.50 feet, to a point on the South line of said Section 2  
also being on the centerline of Weed Road; thence Westerly, along the  
South line of said Section 2, a distance of 888.53 feet to the point of  
beginning, containing 20.0 acres.

(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 sub-  
ject to contracts and/or lien for irrigation and/or drainage, and reserva-  
land, restrictions and rights of way of record and those apparent on theand that  
grantor will warrant and forever defend the above granted premises and every part and parcel thereof against the law-  
ful 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 \$ 36,955.00  
However, the actual consideration consists of or includes other property or value given or promised which is  
part of the consideration (indicate which).In construing this deed and where the context so requires, the singular includes the plural.  
WITNESS grantor's hand this 10th day of June 19 74.

Wm S Erickson Sr

STATE OF OREGON, County of Klamath  
Personally appeared the above named) ss. June 10, 19 74  
William Erickson, Sr.

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

(OFFICIAL SEAL)

Before me:

Notary Public for Oregon

My commission expires January 16, 1976

NOTE—The sentence between the symbols ( ), if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, or amended by the 1967 Special Session.

## WARRANTY DEED

Roger Nicholson  
Box 458  
Fort Klamath  
TO  
Roger Nicholson  
Box 458  
Fort Klamath, Ore.

AFTER RECORDING RETURN TO

No.

DON'T USE THIS  
SPACE, RESERVED  
FOR RECORDING  
LABEL IN COUN-  
TIES WHERE  
USED.

Fee \$2.00

## STATE OF OREGON

County of Klamath } ss.

I certify that the within instru-  
ment was received for record on the  
10th day of June, 19 74,  
at 1:17 o'clock P.M., and recorded  
in book 11-74 on page 7141 or as  
file number 89768. Record of  
Deeds of said County.Witness my hand and seal of  
County affixed.

Wm. D. Milne

County Clerk

By Susan Cove Deputy

Until a change is requested, all  
tax statements shall be sent to  
the following name and address

Box 200