

A-24919

FORM No. 633—WARRANTY DEED (Individual or Corporate)

1-1-74

92729

WARRANTY DEED

STEVENS-NEWS LAW PUBLISHING CO., PORTLAND, OR. 97204

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KNOW ALL MEN BY THESE PRESENTS, That Charles E. Nickens

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by John L. Fern and Janis M. Fern, 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:

Beginning at a point which is Fast along the East-West centerline of Section 10 Township 36 S.R. 6 E.W.M. a distance of 150 feet from the center quarter corner of said section 10; thence continuing East along said centerline a distance of 180 feet; thence South parallel to the North-South centerline of said section 10 a distance of 100 feet to a point; thence West parallel to the East-West centerline a distance of 180 feet to a point; thence North parallel to said North-South centerline a distance of 100 feet to the point of beginning.

Together with an easement for roadway purposes which shall be appurtenant to said land, over and across the 50 foot strip immediately West of and adjacent to the Westerly boundary of the above tract; which said easement is non-exclusive and is

(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

Subject to 1974-75 taxes, deed of easement and flowage right, agreements and rights of way of record.

grantor will warrant and forever defend the said 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 \$ 2650.00

~~the whole of the above described premises, together with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, to the said grantee and grantee's heirs, successors and assigns forever.~~ (The sentence between the symbols  $\odot$ , if not applicable, should be deleted. See ORS 93.030.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 4th day of September, 1974; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

Charles E. Nickens

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,  
County of Klamath  
September 4, 1974

STATE OF OREGON, County of \_\_\_\_\_, ss.  
Personally appeared \_\_\_\_\_, 19\_\_\_\_

Personally appeared the above named  
Charles E. Nickens

and \_\_\_\_\_ who, being duly sworn,  
each for himself and not one for the other, did say that the former is the  
president and that the latter is the  
secretary of \_\_\_\_\_ a corporation,

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

and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me:  
(OFFICIAL SEAL) *Clinton N. Stull*  
Notary Public for Oregon  
My commission expires 8-27-75

Notary Public for Oregon  
My commission expires:

(OFFICIAL SEAL)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:  
John L. Fern  
2153 Harvard  
Klamath Falls, OR 97601  
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.  
Same as above

NAME, ADDRESS, ZIP

STATE OF OREGON, ss.

County of \_\_\_\_\_  
I certify that the within instrument was received for record on the  
day of \_\_\_\_\_, 19\_\_\_\_

at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and recorded  
in book \_\_\_\_\_ on page \_\_\_\_\_ or as  
file/reel number \_\_\_\_\_  
Record of Deeds of said county.

Witness my hand and seal of  
County affixed.

By

Recording Officer  
Deputy



11668

Description of property, continued:

to be used by the Grantees of other lands which border said  
50 foot strip.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Transamerica Title Ins

this 5 day of Sept A.D. 1974 at 1:58 o'clock a.M., and duly recorded in

Vol. M-74, of deeds on Page 11867

4.00

WM. D. MILNE, County Clerk

By *[Signature]* Deputy