

A-26080

KNOW ALL MEN BY THESE PRESENTS, That GERALD J. NICHOLSON

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by EVERETT E. HOWARD,

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:

A parcel of land situate in the SE1/4 NW 1/4 of Section 20, Twp. 38 S., R. 9 E.W.M., more particularly described as follows: Beginning at a point on the Easterly boundary of the O.T.I. Access Road (aka Campus Drive) from which the monument marking the Northwestern corner of that certain parcel of land described in Volume M69 page 5894, Deed Records of Klamath County, Oregon, bears N 2°38'30" E a distance of 84.40 feet; thence N 78°37'20" E a distance of 24.45 feet to a point on the center line of a building party wall, as extended; thence N 78°37'20" E., along the center of said party wall, a distance of 42.0 feet to a point; thence continuing N 78°37'20" E a distance of 5.0 feet to a point; thence S 11°22'40" E a distance of 50.75 feet to a point; thence N 87°49'20" W a distance of 81.60 feet to a point on the Easterly boundary of said O.T.I. Access Road (Campus Drive); thence N 2°38'30" E along said Easterly boundary a distance of 32.60 feet to the point of beginning.

SUBJECT TO: 1975-76 real property taxes which are now a lien, but not yet payable, and all future real property taxes and assessments.

(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 as above set forth, and, reservations, restrictions, easements and rights of way of record, and those apparent on the land,

and that 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 \$ 10.00. However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which). (The sentence between the symbols @, 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 30 day of August, 1975; 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.

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Josephine } ss.
August 30, 1975.

Personally appeared the above named GERALD J. NICHOLSON

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

(OFFICIAL SEAL)

Before me, Barbara Hansen
BARBARA HANSEN
NOTARY PUBLIC - OREGON
Notary Public for Oregon
My commission expires July 14, 1978

STATE OF OREGON, County of } ss.
August 30, 1975.

Personally appeared _____ 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 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:
Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

Gerald J. Nicholson

GRANTOR'S NAME AND ADDRESS

Everett E. Howard

GRANTEE'S NAME AND ADDRESS

After recording return to:

P.K. RUCIETT
ATTY
530 MAIN ST. K Falls, OR

Until a change is requested all tax statements shall be sent to the following address:

Everett E. Howard
167 Southshore Lane
K Falls, OR

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 3rd day of September, 1975, at 3:00 o'clock P.M., and recorded in book M72 on page 10337 or as file/reel number 4445.

Record of Deeds of said county. Witness my hand and seal of County affixed.

Wm. D. Milne

Fee \$3.00

By Hazel E. May Recording Officer Deputy

RECEIVED SEP 3 1975