

KNOW ALL MEN BY THESE PRESENTS, That EVERETT E. HOWARD

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by GERALD J. 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, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

A piece or parcel of land situate in the SE 1/4 NW 1/4 of Section 20, Twp. 38 S., R. 9 E.W.M., being more particularly described as follows: Beginning at the existing monument marking the northwesterly corner of that parcel of land described on page 5894 of Volume M69 of the Deed Records of Klamath County, said point being also the intersection of the Southerly boundary of Daggett Avenue and the Easterly boundary of the O.T.I. access road (aka Campus Drive); thence S 2°38'30" W along the westerly boundary of said parcel of land 84.40 feet to a point; thence N 78°37'20" E 24.45 feet to a point on the centerline of a building party wall as extended; thence N 78°37'20" E along the center of said party wall 42.0 feet to a point; thence N 78°37'20" E 5.0 feet to a point; thence N 11°22'40" W 69.60 feet to a point on the northerly boundary of said parcel; thence N 87°49' W along the northerly boundary of said parcel 52.47 feet, more or less, 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; reservations, restrictions, easements and rights of way of record, and those apparent on the land.

(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 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 the whole 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 Klamath } ss.

Everett E. Howard

August 30, 1975

Personally appeared the above named

Everett E. Howard

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires 9-26-77

STATE OF OREGON, County of } ss.

Personally appeared

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:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

Everett E. Howard

GRANTOR'S NAME AND ADDRESS

Gerald J. Nicholson

GRANTEE'S NAME AND ADDRESS

After recording return to:

P.K. PUCKETT

ATTY

538 MAIN ST

NAME, ADDRESS, ZIP

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

GERALD J. NICHOLSON
1026 N.W. PROSPECT
GRANITS PASS, ORE

NAME, ADDRESS, ZIP

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 M75 on page 10338 or as file/reel number 4446.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne

Recording Officer

Fee \$3.00

By Hazel Hagel Deputy