

KNOW ALL MEN BY THESE PRESENTS, That WILLIAM S. NICHOLSON

hereinafter called the grantor,
for the consideration hereinafter stated to the grantor paid by JACK B. OWENS and ELAINE OWENS
hereinafter called the grantees, does hereby grant, bargain, sell and convey unto the grantees, as tenants by the en-
tirety, the heirs of the survivor and their assigns, that certain real property, with the tenements, hereditaments and
appurtenances thereunto belonging or appertaining, situated in the County of Klamath State of
Oregon, described as follows, to-wit:

Township 34 South, Range 7 1/2, East of the Willamette Meridian

Section 1: W 1/2 NW 1/4, W 1/2 W 1/2 E 1/2 NW 1/4
Section 2: N 1/2 NE 1/4, S 1/2 NE 1/4, N 1/2 N 1/2 SE 1/4

Township 33 South, Range 7 1/2, East of the Willamette Meridian

Section 36: W 1/2 SW 1/4 SW 1/4

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the above described and granted premises unto the said grantees, as tenants by the en-
tirety, their heirs and assigns forever.

And grantor hereby covenants to and with grantees and the heirs of the survivor and their assigns, that gran-
tor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except as
set forth on the reverse hereof.

and that grantor will 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 those claiming under the above described
encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$165,000.00
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, the masculine in-
cludes the feminine and the neuter and, generally, all grammatical changes shall be made, assumed and implied to
make the provisions hereof apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the grantor has executed this instrument on the 10th day of
December 1975; if the grantor is a corporation, it has caused its corporate name to be signed and its cor-
porate seal to be affixed hereunto by its officers duly authorized thereunto by order of its board of directors.

William S. Nicholson

(If executed by a corporation,
affix corporate seal)

STATE OF OREGON,

County of Klamath

December 1975

Personally appeared the above named

WILLIAM S. NICHOLSON

and acknowledged the foregoing instru-
ment to be his voluntary act and deed.

Before me:
Notary Public for Oregon
My commission expires: 4/1/78

NOTE-The sentence between the symbols (), if not applicable, should be deleted. See ORS 93.030.

STATE OF OREGON, County of ss.
1975

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 be-
half 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)

WARRANTY DEED

William S. Nicholson

323 Main, Klamath Falls, OR 97601

TO

Jack & Elaine Owens

Rt. 3, Bx 3865, Red Bluff, CA

AFTER RECORDING RETURN TO

Jack & Elaine Owens

Rt. 3, Box 3865

Red Bluff, CA 96080

No.

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

STATE OF OREGON

County of ss.

I certify that the within instru-

ment was received for record on the

day of 1975,

at o'clock M., and recorded

in book on page or as

filing fee number Rec-

ord of Deeds of said County.

Witness my hand and seal of

County affixed.

By Deputy

Title

By Deputy

SEND TAX STATEMENTS TO: JACK & ELAINE OWENS, Rt. 3, Box 3865, Red Bluff, CA 96080

15688

SUBJECT TO:

1. Reservations, restrictions, rights of way and easements of record and those apparent on the land;
2. Rights of the public in and to any portion of the herein described premises lying within the limits of any roads or highways;
3. Reservations and restrictions contained in Land Status Report, including the terms and provisions thereof, dated August 13, 1958, recorded December 8, 1958, in Deed Volume 307, page 171, records of Klamath County, Oregon, as follows: " . . . The above described property is subject to any existing easements for public roads and highways, for public utilities and for railroads and pipe lines and for any other easements or rights of way of record; and there is hereby reserved any and all roads, trails, telephone lines, etc., actually constructed and built by the United States, with the rights of the United States to maintain, operate or improve the same so long as needed or used for or by the United States (Dept. Instr., January 13, 1916, 44 L.D. 513)." Affects W 1/2 SW 1/4 SW 1/4 Section 36, Twp. 33 S., R. 7 1/2 E.W.M.
4. Right of Way, including the terms and provisions thereof, recorded May 28, 1965, in Deed Volume 362, page 77, records of Klamath County, Oregon;
5. Reservations of all sub-surface rights, except water, are hereby reserved in trust, for the heirs of Andrew L. John, as set forth in instrument recorded November 22, 1965, in Deed Volume M65, page 3950, Microfilm Records of Klamath County, Oregon.
6. Mortgage, including the terms and provisions thereof, executed by William S. Nicholson and Karen M. Nicholson, husband and wife, to the Federal Land Bank of Spokane, a corporation, in Spokane, Washington, dated September 3, 1974, recorded September 5, 1974, in Mortgage Volume M-74, page 11879, Microfilm Records of Klamath County, Oregon, to secure the payment of \$80,000.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of KLAMATH COUNTY TITLE CO

this 12th day of DECEMBER A.D. 1975 at 2:25 o'clock PM., and

duly recorded in Vol. M 75 of DEEDS on Page 15687

FEE \$ 6.00

Wm D. MILNE, County Clerk

By *Hazel Magle*