

11445

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That STELLA R. ARNESEN, formerly Stella R. DeBel and PHILIP ARNESEN, wife and husband hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by L. F. NICHOLS and COLLEEN M. NICHOLS, husband and wife, 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 the Southwest corner of Section 35, Township 39 South, Range 12 East of the Willamette Meridian; thence running North 208.7 feet; thence East 208.7 feet; thence South 208.7 feet; thence due West 208.7 feet to the place of beginning.

Subject to: Any lien or encumbrance made or permitted to be made by grantees herein subsequent to September 21, 1967

(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

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 \$ 19,000.00. However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which) (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 17 day of March, 19 76; 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)

Stella R. DeBel Arnesen
Stella R. DeBell Arnesen
Philip Arnesen
Philip Arnesen

STATE OF OREGON, } ss.
County of Marion
March 17, 19 76

Personally appeared the above named
Stella R. DeBell Arnesen and
Philip Arnesen

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

Before me:
James R. Roney
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires: 1-18-77

STATE OF OREGON, County of Marion) ss.
Personally appeared Stella R. DeBell Arnesen and Philip Arnesen, 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 Stella R. DeBell Arnesen, 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:
James R. Roney
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires:

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

L. F. Nichols
PH-1 Box 45 - Bonanza
NAME, ADDRESS, ZIP

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

Same
NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON, } ss.
County of Klamath

I certify that the within instrument was received for record on the 17th day of MARCH, 19 76, at 11:06 o'clock A.M., and recorded in book M. 76 on page 3805 or as file/reel number 11445. Record of Deeds of said county.

Witness my hand and seal of County affixed.

W. D. FILME
Recording Officer
By Harold Wray Deputy

FEE \$ 3.00

76 MAR 18 PM 2 37
76 FEB 26 PM 2 38
76 MAR 18 PM 12 38