

KNOW ALL MEN BY THESE PRESENTS, That LLOYD G. NICHOLSON and DOROTHY M. NICHOLSON, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ROGER NICHOLSON, a single man,

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:

The following described real property situate in Klamath County, Oregon, to-wit: The Southeast quarter of Section 3, Township 34 S. R 7-1/2 EWM, Oregon, containing one hundred sixty acres, EXCEPT, a strip of land 60.0 feet in width lying on the westerly boundary of said property.

(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 subject to contract and/or lien for irrigation and/or drainage, and reservations, easements, restrictions and rights of way of record and those apparent on the land,

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 \$ 26,500.00.
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.
WITNESS grantor's hand this 19 day of July, 1974

Lloyd G. Nicholson
Dorothy M. Nicholson

STATE OF OREGON, County of Klamath ss. July 19, 1974

Personally appeared the above named Lloyd G. Nicholson and Dorothy M. Nicholson, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

(OFFICIAL SEAL)

Before me:

Notary Public for Oregon
My commission expires July 1974

Phyllis M. DouDA
PHYLLIS M. DOUDA
Notary Public for Oregon
My commission expires July 1974

NOTE—The sentence between the symbols (), if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, or amendments thereto.

WARRANTY DEED

TO
Roger Nicholson
Fort Klamath

AFTER RECORDING RETURN TO
and mail tax statements to:
ROGER NICHOLSON
Fort Klamath, Oregon

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

FEE \$ 3.00

STATE OF OREGON

County of KLAMATH ss.

I certify that the within instru-
ment was received for record on the
29th day of DECEMBER, 1976
at 12:40 o'clock P.M., and recorded
in book M 76 on page 20778 or as
file number 23477, Record of
Deeds of said County.

Witness my hand and seal of
County affixed.

WM. D. MILNE

COUNTY CLERK Title

By *Joseph Craigie* Deputy

Until a change is requested, all
tax statements shall be sent to
the following name and address