

35274

WARRANTY DEED

Charles A. Nichols

KNOW ALL MEN BY THESE PRESENTS, That

hereinafter called the grantor, for the consideration hereinafter stated, to grantor, paid by Charles A. Nichols and Pauline 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:

Lot 41, Tract A, FRONTIER TRACTS, a platted portion of Klamath County, Oregon, according to the duly recorded plat thereof.

Subject to the reservation that no commercial enterprise or enterprises shall be operated on the above described real property.

NO CONSIDERATION, THIS DEED IS RECORDED TO ADD A NAME.

(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 \$ none. However, the actual consideration consists of or includes other property of value given or promised which is the whole 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 7th day of September, 1977, 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.

Charles A. Nichols

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

STATE OF OREGON, County of

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County of Klamath
September 7, 1977

Personally appeared the above named
Charles A. Nichols

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, _____
(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 7-30-81

Notary Public for Oregon

My commission expires:

STATE OF OREGON

County of KLAMATH

I certify that the within instrument was received for record on the 7th day of SEPTEMBER, 1977, at 9:23 o'clock AM, and recorded in book 1127 on page 16565 or as file/reel number 35274. Record of Deeds of said county.

Witness my hand and seal of County, affixed.

WM. D. MILNE

Recording Officer

Hazel Dwyer Deputy

SEE \$ 3.00

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mr. and Mrs. C. A. Nichols

1733 T. St.

Prineville, OR 97501

NAME ADDRESS ZIP

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

SAME AS ABOVE

NAME ADDRESS ZIP