

WARRANTY DEED 38049

MTC 4145

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This Indenture Witnesseth, THAT ROY NICHOLS and MAE NICHOLS, husband and wife,

hereinafter known as grantor s for the consideration hereinafter recited, have bargained and sold, and by these presents do grant, bargain, sell and convey unto BENNETT AND RANSOM ENTERPRISES, a partnership consisting of DENNIS J. BENNETT and WILLIAM C. RANSOM, its successors:

~~here~~ and assigns, the following described premises, situated in Klamath County, Oregon, to-wit:

Lot 20, EXCEPT the West 50 feet thereof, in PLEASANT HOME TRACTS NO. 2.

SUBJECT TO: Acreage and use limitations under provisions of the United States Statutes and regulations issued thereunder; Liens and assessments of Klamath Project and Enterprise Irrigation District and regulations, contracts, easements, and water and irrigation rights in connection therewith; Regulations, liens, assessments, and laws relating thereto of South Suburban Sanitary District; Reservations in Deed from Charles W. Miller et ux recorded October 15, 1945, in Deed Volume 181 at page 79 of Klamath County Deed Records; Easements and rights of way of record and apparent on the land.

The true and actual consideration for this transfer is \$ 13,066.00. being

The foregoing recitation of consideration is true as I verily believe. TO HAVE AND TO HOLD the said premises with their appurtenances unto the said grantee successors its/ ~~here~~ and assigns forever. And the said grantor s do hereby covenant to and with the said grantee, its/ ~~here~~ successors and assigns, that they are the owner s in fee simple of said premises; that they are free from all incumbrances, except as above mentioned, and that they will warrant and defend the same from all lawful claims whatsoever, except those above set forth.

IN WITNESS WHEREOF, grantors have hereunto set their hand s and seal s this 1st day of June 19 70.

(SEAL)

Roy Nichols

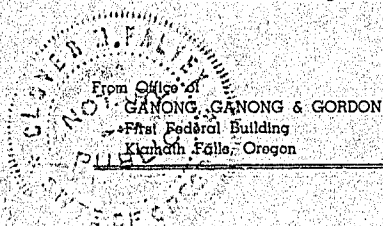
(SEAL)

(SEAL)

Mae Nichols

(SEAL)

STATE OF OREGON, County of Klamath ss. June 8, 1970.
Personally appeared the above named ROY NICHOLS and MAE NICHOLS, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.



Before me:

Clyde M. Farley
Notary Public for Oregon.
My commission expires 2-5-73

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 28th day of October, 19 77, at 10:43 o'clock A. M., and recorded in book M77 on page 20679 Record of Deeds of said County.

Witness my hand and seal of County affixed.

Wm. D. Milne

By *Bernetha S. Lebeck* Deputy

Fee \$3.00

Return to:
Bill Ransom
100 Main St.
Klamath Falls, Ore.