

40186

Vol. 71 Page 23854

KNOW ALL MEN BY THESE PRESENTS, That FRANCES M. NIXON

, hereinafter called the grantor, for the consideration hereinafter stated,  
to grantor paid by HOWARD WILLIAM NIXON, 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, sit-  
uated in the County of Klamath and State of Oregon, described as follows, to-wit:

Beginning at the corner common to Sections 2 and 3 of Township 37  
South, Range 14, EWM, and Sections 34 and 35 of Township 36 South, Range  
14 EWM; thence West 1,545 feet; thence South 180 feet to a point on  
the east boundary line of Elder Street and the south line of alley or way  
lying northerly from the property herein conveyed for the point of  
beginning; thence south along the east line of Elder Street 50 feet;  
thence East 105 feet; thence North 50 feet; thence West 105 feet to  
the point of beginning.

(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 above  
granted premises and every part and parcel thereof against the lawful claims and demands of all persons whomso-  
ever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 3,000  
① However, the actual consideration consists of or includes other property or value given or promised which is  
part of the consideration (indicate which). ①

In construing this deed and where the context so requires, the singular includes the plural.  
WITNESS grantor's hand this 8th day of December, 1977.

Frances M. Nixon

STATE OF OREGON, County of Lake ss. December 8, 1977

Personally appeared the above named Frances M. Nixon

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

Before me:

Barbara Sinder

Notary Public for Oregon

My commission expires 7-10-78

NOTE: The sentence between the symbols ①, if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

Frances M. Nixon

GRANTOR'S NAME AND ADDRESS

Howard William Nixon

GRANTEE'S NAME AND ADDRESS

After recording return to:

Howard William Nixon

By Barbara Sinder  
NAME, ADDRESS, ZIP

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

Howard William Nixon

By Barbara Sinder  
NAME, ADDRESS, ZIP

STATE OF OREGON,

County of KLAMATH ss.

I certify that the within instru-  
ment was received for record on the  
9th day of DECEMBER, 1977,  
at 10:48 o'clock A.M., and recorded  
in book M77 on page 23854 or as  
file/reel number 40186.

Record of Deeds of said county.

Witness my hand and seal of  
County affixed.

WM. D. MILNE

Recording Officer

By Barbara Sinder Deputy

FEE \$ 3.00

44300