

1-174

45474

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That Robert L. Faloon and Roberta A. Faloon

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Roger Nicholson

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 N1/2 of N1/2 of SE1/4 of NW1/4 of Section 26, Township 33 South, Range 7-1/2 East of the Willamette Meridian, in the County of Klamath, State of Oregon subject to contracts and/or liens for irrigation and/or drainage, and reservations, easements, restrictions and rights of way of record and those apparent on the land.

(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 \$12,250.00

(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 20 day of March, 1978, 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)

STATE OF OREGON

County of Klamath

March 20, 1978

Personally appeared the above named

Robert A. Faloon and Roberta A. Faloon

and acknowledged the foregoing instrument to be the

STATE OF OREGON, County of Klamath, ss.

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 _____

and that the seal affixed to the foregoing instrument is the corporate seal of _____ a corporation, and that 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)

(OFFICIAL SEAL)

Before me:

Notary Public for Oregon

Notary Public for Oregon

Commission expires:

Robert & Roberta A. Faloon

GRANTOR'S NAME AND ADDRESS

Transamerica Title Insurance Co.
600 Main Street
Klamath Falls, Ore. 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

Roger Nicholson

Fort Klamath, OR

NAME, ADDRESS, ZIP

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

Same

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath, ss.

I certify that the within instrument was received for record on the 30th day of March, 1978,

at 3:40 o'clock P. M., and recorded in book M78 on page 6055 or as file/reel number 45474

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne

Recording Officer
By Bernice A. Helrich Deputy

Fee \$3.00