

1-1-74

63416

SPECIAL WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That Arden Kay Smith, 1506 Anita Lane, Newport Beach, California 92660, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Walter R. Nickel and Jacqueline R. Nickel, husband and wife, 5504 Vista Del Este, Anaheim, California 92807, hereinafter called grantee, and unto grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

IN TOWNSHIP 35 SOUTH, RANGE 12 EAST, W.M:

East 1/2 of Northwest 1/4 of Northeast 1/4, and Northeast 1/4 of Northeast 1/4, and the Southerly Sixty (60) feet of the West 1/2 of Northwest 1/4 of Northeast 1/4, of Section Seven (7), and all that part of the Northwest 1/4 of the Northwest 1/4 of Section Eight (8) that lays West of the Sycan River (70 acres or more)

SUBJECT TO easements and rights-of-way and covenants, conditions and restrictions, of record, and to any rights of-way 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 the grantor hereby covenants to and with the said grantee and grantee's heirs, successors and assigns that said real property is free from encumbrances created or suffered thereon by grantor and that grantor will warrant and defend the same and every part and parcel thereof against the lawful claims and demands of all persons claiming by, through, or under the grantor.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$9,000.00.

However, the actual consideration consists of or includes other property or 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 10th day of December, 1979; 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.

Arden Kay Smith

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, County of Orange, ss.

Personally appeared the above named ARDEN KAY SMITH

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

STATE OF OREGON, County of \_\_\_\_\_, 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 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:

Before me:

(OFFICIAL SEAL)

MELANIE M. MERRIAM

Notary Public for Oregon

My commission expires May 10, 1981

Arden Kay Smith

1506 Anita Lane

Newport Beach, California 92660

GRANTOR'S NAME AND ADDRESS

Walter R. Nickel

5504 Vista Del Este

Anaheim, California 92807

GRANTEE'S NAME AND ADDRESS

After recording return to:

Grantee

Mountain View Collection Dept.

Attn Carol

NAME, ADDRESS, ZIP

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

Walter R. Nickel

5504 Vista Del Este

Anaheim, California 92807

NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON,

County of Klamath, ss.

I certify that the within instrument was received for record on the 5th day of March, 1979, at 1:51 o'clock P.M., and recorded in book M79 on page 4861 or as file/reel number 63416.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne Recording Officer  
By Pamela J. Schuch Deputy

Fee \$3.00

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