

1967/50

76633

JAMES LAW PUB. CO., PORTLAND, ORE.

26267

KNOW ALL MEN BY THESE PRESENTS, That Fred S. Vaughn and Dorothy E. Vaughn, as tenants by the entirety,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by EARL W. NIDEVER and ELEANOR I. NIDEVER, as tenants by the entirety,

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:

(See Exhibit A attached hereto and by this reference made a part hereof.)

SUBJECT TO: Reservations, restrictions and/or 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 except as stated hereinabove,

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 whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$9,500.00. However, the actual consideration consists of or includes other property of value given or promised which is the whole consideration (indicate which) 0

In construing this deed and where the context so requires, the singular includes the plural.

WITNESS grantor's hand this 11th day of FEBRUARY, 1974.

Fred S. Vaughn
Dorothy E. Vaughn

STATE OF OREGON, County of Klamath) ss.

Personally appeared the above named Fred S. Vaughn and Dorothy E. Vaughn, 2-11, 1974

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

(OFFICIAL SEAL)

JAMES W. WESLEY

Notary Public for Oregon

My commission expires

Before me:

James W. Wesley
Notary Public for Oregon

My commission expires 1-20-76

NOTES—Prohibit the use of the symbols 0, if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

WARRANTY DEED

FRED S. & DOROTHY E. VAUGHN

TO

EARL W. & ELEANOR I.

NIDEVER

AFTER RECORDING RETURN TO

Earl W. Nidever
3113 Bristol Sp 3
Klamath Falls, Or
97601

(DON'T USE THIS SPACE; RESERVED FOR RECORDING LABEL IN COUNTY WHERE USED.)

STATE OF OREGON

County of } ss.

I certify that the within instrument was received for record on the day of 19, at o'clock M., and recorded in book on page or as file number, Record of Deeds of said County.

Witness my hand and seal of County affixed.

By Title Deputy

26268

The following described real property in Klamath County, Oregon:

PARCEL 1

Commencing at a point on the South line of Lot 4, Section 14, Township 41 South, Range 10 East of the Willamette Meridian and which lies West a distance of 104.3 feet from the Southeast corner of said Lot 4, extending thence West along the South line of said Lot 4 a distance of 104.3 feet; thence North at right angles a distance of 208.6 feet; thence East and parallel to the said South line of said Lot 4 a distance of 104.3 feet; thence South a distance of 208.6 feet, more or less, to the point of beginning.

PARCEL 2

The N 1/2 of the following described real property:

Commencing at a point on the South line of Lot 4, Section 14, Township 41 South, Range 10 East of the Willamette Meridian, which point is a distance of 208.6 feet West from the Southeast corner of said Lot 4; thence West along the South line of said Lot 4 a distance of 208.6 feet; thence North at right angles a distance of 208.6 feet; thence East and parallel to the said South line of said Lot 4 a distance of 208.6 feet; thence South a distance of 208.6 feet, more or less, to the point of beginning.

The above described property being in Section 14, Township 41 South, Range 10 East of the Willamette Meridian.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at ~~request of~~

this 7th day of November, A. D. 1979 at 4:36 clock P. M., and

fully recorded in Vol. M79, of Deeds on Page 26267

DATE OF C

Wm D. MILNE, County Clerk

By Bernetha Shetich

Fee \$7.00

"EXHIBIT A"