

1-1-74

WARRANTY DEED

Vol. 1780 Page 12328



86435

KNOW ALL MEN BY THESE PRESENTS, That HOWARD W. NIXON and DOROTHY M. NIXON,
husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by RICHARD HOWARD and SHEILA A. HOWARD, husband and wife, 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, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Beginning at the NE corner of Lot 13 of Block 3 of North Bly; thence southeasterly along the easterly line of Lots 13, 14, 15, 16, 17 & 18 of Lot 3 to the SW corner of Lot 18 in said Block 3; thence southeasterly 60' to the NE corner of Lot 1 in Block 5 of North Bly; thence southeasterly and south along the easterly line of Lots 1, 2 and 3 of said Block 5 a distance of 214.8 feet to the southeast corner of said Lot 3; thence easterly along the north line of Lots 10 and 11 of said Block 5 a distance of 100 feet to the NE corner of said Lot 11; thence southerly along the east line of Lot 11 to the SE corner of said Lot 11; thence easterly at right angles a distance of 145.8 feet; thence northeasterly to the NW corner of Lot 18 of Block 4 of North Bly; thence northeasterly along the northwesterly boundary of said Lot 18 a distance of 130 feet to an intersection with the southwesterly right of way line of the Oregon-California and Eastern Railroad; thence northwesterly along said southwesterly right of way line a distance of 700 feet to the NE corner of Lot 4 in said Block 4; thence at right angles southwesterly a distance of 310 feet to the point of beginning. SUBJECT TO all easements, reservations, restrictions and rights of way of record or apparent on the ground. (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 \$ 8,000.00

~~However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the consideration (indicate which). (The sentence between the symbols @, if not applicable, should be deleted. See ORS 92.030.)~~

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 day of July, 1980;
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.

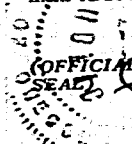
(If executed by a corporation,
affix corporate seal)

Howard W. Nixon
Dorothy M. Nixon

STATE OF OREGON,)
County of Klamath) ss.
July, 19 80

Personally appeared the above named
HOWARD W. NIXON and DOROTHY M. NIXON,
husband and wife,

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



Elizabeth Mackley
Notary Public for Oregon
My commission expires: 3-14-81

STATE OF OREGON, County of) ss.
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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

 , a corporation,
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 be-
half 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:

Howard W. & Dorothy M. Nixon
P.O. Box 566
Bly, OR 97622

GRANTOR'S NAME AND ADDRESS

Richard & Sheila A. Howard
Box 573
Bly, Oregon 97622

GRANTEE'S NAME AND ADDRESS

After recording return to:

Richard & Sheila A. Howard
Box 573
Bly, OR 97622

NAME, ADDRESS, ZIP

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

Richard & Sheila A. Howard
Box 573
Bly, OR 97622

NAME, ADDRESS, ZIP

STATE OF OREGON,) ss.

County of Klamath

I certify that the within instru-
ment was received for record on the
3rd day of July, 1980,
at 1:55 o'clock P.M., and recorded
in book/reel/volume No. M80 on
page 12328 or as document/fee/file/
instrument/microfilm No. 86435,
Record of Deeds of said county.

Witness my hand and seal of
County affixed.

NAME Wm. D. Milne TITLE
By Bernetha Shetcher Deputy

Fee \$3.50