

KNOW ALL MEN BY THESE PRESENTS, That LEM LARRY NICHOLS and CAROLYN M. NICHOLS, husband and wife, and CECIL R. PITTMAN and ALETA O. PITTMAN, husband and wife, all as tenants in common hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by RICK JENKINS and ANNE JENKINS, 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:

A parcel of land situated in Section 25, Township 24 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Commencing at the Northwest corner of the SE $\frac{1}{4}$ of said Section 25; thence South 00° 07' 03" West along the West line of said SE $\frac{1}{4}$, 100 feet; thence continuing South 00° 07' 03" West along said West quarter section line 177.74 feet to the point of beginning; thence leaving said West quarter section line East 510.11 feet to the West boundary of River West, a duly recorded subdivision in Klamath County, Oregon; thence South along said Westerly subdivision boundary 177.74 feet; thence West 510.11 feet to the West line of said SE $\frac{1}{4}$; thence North along the West line of the SE $\frac{1}{4}$ 177.74 feet to the point of beginning.

RESERVING an Easement 15 feet along the North boundary line for roadway purposes.

(continued on the reverse side of this deed)

(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 on the reverse side of this and those apparent upon the land, if any, as of the date of this deed

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 \$10,000.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (delete 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 27th day of October, 1981; 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)

LEM LARRY NICHOLS

CAROLYN M. NICHOLS

CECIL R. PITTMAN

ALETA O. PITTMAN

STATE OF OREGON, County of Coos, 1981.

STATE OF OREGON, }
County of Coos } ss.
October 27, 1981

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:

Notary Public for Oregon

My commission expires AUGUST 27, 1982

Mr. & Mrs. Lem Larry Nichols & Mr. & Mrs. Cecil R. Pittman, 340 N. Broadway Coos Bay, OR 97420

GRANTOR'S NAME AND ADDRESS

Mr. & Mrs. Rick Jenkins P.O. Box 351 Gilchrist, OR 97737

GRANTEE'S NAME AND ADDRESS

After recording return to:

SAME AS GRANTEE

NAME, ADDRESS, ZIP

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

SAME AS GRANTEE

NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.

County of _____

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/rec. number _____, Record of Deeds of said county.

Witness my hand and seal of County affixed.

By _____ Recording Officer

Deputy

SPACE RESERVED FOR RECORDER'S USE

TOGETHER WITH a 15 foot easement for roadway purposes along the South boundary line of the following described property:

A parcel of land situated in Section 25, Township 24 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Commencing at the Northwest corner of the SE $\frac{1}{4}$ of said Section 25; thence South 00° 07' 03" West along the West line of said SE $\frac{1}{4}$ 100 feet to the point of beginning for this description; thence continuing South 00° 07' 03" West along said West quarter section line 177.74 feet; thence leaving said West quarter section line East 510.11 feet to the Westerly boundary of River West, a duly recorded subdivision in said Klamath County; thence North along said Westerly subdivision boundary, to the Northerly right of way line of Elk Drive; thence West 20 feet; thence North 141.94 feet to the Northwest corner of Lot 1 in Block 1 of said River West; thence South 89° 41' 19" West 489.04 feet to the point of beginning.

SUBJECT TO:

- 1. Taxes for the fiscal year 1981-1982; a lien, due and payable. Account No. 51-2408-2540 Tax Lot 2900 Amount: Unavailable at this time
- 2. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads, or highways.

Filed for record at request of Mountain Title Co.

this 29th day of October A.D. 1981 at 10:38 clock A.M. duly recorded in Vol. M81 of Deeds on Page 18867

EVELYN BIEHN, County Clerk

Fee \$8.00

STATE OF OREGON

Recording Office

By

Witness my hand and seal of said County at Medford, Oregon, this 29th day of October, 1981.

Notary Public for Oregon

My commission expires