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WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That EARL W. NIDEVER and ELEANOR NIDEVER, husband and wife, and WILLIAM E. NIDEVER, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by GEORGE F. CRAIN, SR. and DOROTHY LUCILLE CRAIN, husband and wife

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:

Lots 5, 6 and 7, Block 4, TERWILLIGER ADDITION TO MERRILL, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: (1) Real property taxes. (2) City liens, if any, due to the City of Merrill. (3) Reservations contained in deed recorded July 15, 1946, in Volume 192, Page 213, records of Klamath County, Oregon. (4) Contract of sale, including the terms and provisions thereof, dated 26 July 1961 between Jesse S. Walter as seller and William A. Standridge, Sr. and Anna C. Standridge, husband and wife, as buyers. (5) Contract of sale, including the terms and provisions thereof, wherein William A. Standridge, Sr. and Anna C. Standridge, husband and wife, are sellers and Warren Rumbaugh and Lela L. Rumbaugh, husband and wife, are buyers, dated February 29, 1976. (6) Contract of sale, including the terms and provisions thereof, dated March 10, 1977, wherein Warren Rumbaugh, et ux, are the sellers and Earl W. Nidever, et al, are the buyers.

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 above,

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 \$90,000.00

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 15th day of January, 1982; 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, ss. 1-15-82, 19 82.

Personally appeared the above named EARL W. NIDEVER, ELEANOR NIDEVER and WILLIAM E. NIDEVER

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

Before me: [Signature] Notary Public for Oregon My commission expires: 7/13/85

STATE OF OREGON, County of Klamath, ss. 19 82.

Personally appeared [Signature] and [Signature] 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: [Signature] Notary Public for Oregon My commission expires: [Blank] (OFFICIAL SEAL)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to: George F. Crain, Rt # 1, Box 647, Klamath Falls, Or 97601

Until a change is requested all tax statements shall be sent to the following address. George F. Crain and Dorothy Lucille Crain, Route 1, Box 647, Klamath Falls, Oregon 97601

STATE OF OREGON, County of Klamath, ss.

I certify that the within instrument was received for record on the 15 day of January, 19 82, at 11:16 o'clock A.M., and recorded in book/reel/volume No. M 82 on page 570 or as document/fee/file/instrument/microfilm No. 8320, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn County Clerk

By [Signature] Deputy

Fee \$4.00