

9091 MTC-11051-K

WARRANTY DEED

EARL W. NIDEVER and ELEANOR I. NIDEVER,

KNOW ALL MEN BY THESE PRESENTS, That as tenants in common

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by THOMAS L. CAVENER and CAROL A. CAVENER, 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:

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, Klamath County, Oregon, 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 North half 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, Klamath County, Oregon, which point is a distance of 10 East of the Willamette Meridian, Klamath County, Oregon, (continued on the reverse)

(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, that 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 deed 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 \$ 48,400.00

Approved the actual consideration consists of or includes other property or value given or promised which is the whole consideration indicated by the symbol (X), 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 February, 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.

Earl W. Nidever
ELEANOR I. NIDEVER

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,
County of Klamath
February 10, 1982

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

Personally appeared the above named
EARL W. NIDEVER and ELEANOR I. NIDEVER

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

Before me:
(OFFICIAL SEAL) Kristi L. Garrison
Notary Public for Oregon
My commission expires: 6/19/83

Before me:
Notary Public for Oregon
My commission expires:

Mr. & Mrs. Earl W. Nidever
P.O. Box 586
Merrill, OR 97633
GRANTOR'S NAME AND ADDRESS

Mr. & Mrs. Thomas L. Cavenier
P.O. Box 770
Merrill, OR 97633
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/reel number of Record of Deeds of said county. Witness my hand and seal of County affixed.
Recording Officer
By Deputy

SPACE RESERVED FOR RECORDER'S USE

(continued from the reverse side of this deed)

1814

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 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.

SUBJECT TO:

1. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads, or highways.
2. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Klamath Basin Improvement District.
3. Subject to the requirements and provisions of ORS Chapter 481 pertaining to the registration and transfer of ownership of a Mobile Home and any interest or liens disclosed thereby.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

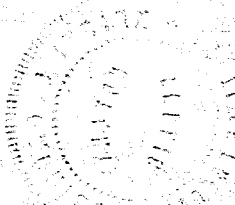
Filed for record at request of:

this 11 day of Feb. A. D. 1982 at 12:12 o'clock P. M., andduly recorded in Vol. M 82 of Deeds on Page 1813

Fee \$8.00.

EVELYN BIEHN, County Clerk

By

Joyce Ma. [Signature]

STATE OF OREGON

County of Klamath, Oregon
I, County Clerk, do hereby certify that the within instrument was duly recorded in the office of the County Clerk of said County of Klamath, Oregon, on the 11th day of February, 1982, at 12:12 o'clock P. M., and recorded in Vol. M 82 of Deeds on Page 1813.

Recording Officer
Deputy