



# Jackson County Title Division Vol. M83 Page 2959 Lawyers Title Insurance Corporation

502 WEST MAIN STREET • P.O. BOX 218 • MEDFORD, OREGON 97501 • 503/ 779-2811

## WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That R.C. HEIZER and DORIS M. HEIZER, hereinafter called the Grantor, for the consideration hereinafter stated, to Grantor paid by STANLEY JOHN NICHOLS, 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:

Township 36 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon Section 14: Beginning at a point 330' West of the Northeast corner of Government Lot 15; thence South 330'; thence West 115'; thence North 330'; thence East to the point of beginning. EXCEPTING THEREFROM any portion of the above described property lying within the limits of the Sprague River Highway. TOGETHER WITH an undivided 1/3 interest and to a well located in Government Lot 15, Section 14, Township 36 South, Range 10 East of the Willamette Meridian and the right to use and maintain the same-pump not included as evidenced by deed recorded in Volume M70, Pg. 8005, Records of Klamath County, Oregon between George A. Pondella, Jr, Grantor and R.C. Heizer and Doris M. Heizer, Grantee.

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 covenants conditions restrictions reservations, easements, rights and rights of way of record.

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 \$ 3,000.00. However, the actual consideration consists of or includes other property or value given or promised which is (the-whole)-(part-of) the consideration. (indicate which)

IN WITNESS WHEREOF, Grantor has executed this instrument this 23 day of February, 19 83.

STATE OF OREGON

County of Jackson

ss.

R.C. Heizer  
R.C. Heizer

Doris M. Heizer  
Doris M. Heizer

February 23, 19 83, Personally appeared the above named R.C. Heizer & Doris M. Heizer and acknowledged the foregoing to be their voluntary act and deed.

Before me

[Signature]  
Notary Public for Oregon

My Commission Expires: 5/4/84

After recording return to: Jackson Co. Title  
P.O. Box 218, Medford, OR 97501

Future tax statements shall be sent to:

Stanley Nichols

1731 N.W. Everett Apt. 101

Portland, Oregon 97209

STATE OF OREGON, )  
County of Klamath )  
Filed for record at request of

on the 25 day of Feb. 19 83  
at 11:36 o'clock A. M., and such  
recorded in Vol. M83 of Deeds  
page 2959

Evelyn B. [Signature] County Clerk

By [Signature] Deputy

Fee 4.00