

24862

WARRANTY DEED (INDIVIDUAL)

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MILBURN T. NICHOLSON and THELMA R. NICHOLSON, husband and wife

TERRY D. SANDERS and JUDY SANDERS, husband and wife, hereinafter called grantor, convey(s) to

of Klamath, State of Oregon, described as: all that real property situated in the County

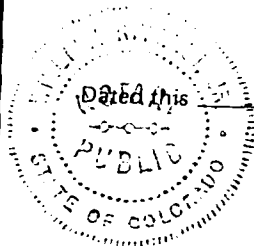
Lots 3 and 4, Block 7, WINEMA PENINSULA UNIT NO. 2, in the County of Klamath, State of Oregon.

SUBJECT TO: Taxes for fiscal year commencing July 1, 1978; Right of Way in favor of Klamath Telephone Company and any other existing easement, as set forth in deed recorded February 27, 1959, in Deed Volume 310 at page 175; Conditions, restrictions, building set-back lines and utility easements as set forth in the Plat and in the Dedication of Winema Peninsula No. 2.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except _____ as set forth in this document,

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$ 8,000.00.



Dated this 6th day of April, 1978.

Milburn T. Nicholson
Milburn T. Nicholson
Thelma R. Nicholson
Thelma R. Nicholson

COLORADO
STATE OF ~~OREGON~~, County of Adair) ss.

On this 7 day of April, 1978 personally appeared the above named Milburn T. Nicholson and Thelma R. Nicholson and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

[Signature]
Notary Public for ~~Oregon~~ Colorado

My commission expires: My Commission Expires May 20, 1981

- * The dollar amount should include cash plus all encumbrances existing against the property to which the property remains subject or which the purchaser agrees to pay or assume.
- ** If consideration includes other property or value, add the following: "However, the actual consideration consists of or includes other property or value given or promised which is part of the/the whole consideration." (Indicate which)

WARRANTY DEED (INDIVIDUAL)

NICHOLSON

TO

SANDERS

After Recording Return to:

TERRY D. SANDERS
3065 S.W. 214th
Alsea, Oregon
97006

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 22 day of June, 1983 at 2:24 o'clock P.M. and recorded in book M 83 on page 9753 Records of Deeds of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn

Klamath County Clerk

Title

By San Lewis

Deputy

4.00