

34002

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That L. F. NICHOLS and COLEEN M. NICHOLS

husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ERNEST L. NICHOLS and DeAnn S. NICHOLS, 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:

SEE LEGAL DESCRIPTION AS IT APPEARS ON REVERSE OF THIS DEED

MOUNTAIN TITLE COMPANY INC.

(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 SET FORTH ON THE REVERSE OF THIS DEED OR 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 \$ 12,500.00

~~However, the actual consideration paid for this transfer, stated in terms of dollars, is \$ 12,500.00. If the whole or part of the consideration paid for this transfer is in the form of other property or value given or promised which is not cash, the consideration must be stated in the body of the deed. If the consideration is in the form of cash, the consideration must be stated in the body of the deed. If the consideration is in the form of other property or value given or promised which is not cash, the consideration must be stated in the body of the deed. If the consideration is in the form of cash, the consideration must be stated in the body of the deed.~~

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 8th day of February, 1984; 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)

L. F. Nichols
L. F. Nichols

Coleen M. Nichols
Coleen M. Nichols

STATE OF OREGON

County of

Klamath, 1984

Personally appeared the above named
L. F. Nichols and Coleen M. Nichols

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

(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires: 7/13/88

STATE OF OREGON, County of) ss.
1984.

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 _____

_____, a corporation,
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 be-
half 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:

L. F. NICHOLS and COLEEN M. NICHOLS

GRANTOR'S NAME AND ADDRESS

ERNEST L. NICHOLS & DeAnn S. NICHOLS

Rt. Box 87

Bonanza OR 97622

After recording return to:

GRANTEE

NAME, ADDRESS, ZIP

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

GRANTEE

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of

I certify that the within instru-
ment was received for record on the
day of _____, 19____,

at _____ o'clock _____ M., and recorded
in book _____ on page _____ or as
file/reel number _____

Record of Deeds of said county.

Witness my hand and seal of
County affixed.

Recording Officer

By _____ Deputy

A parcel of land situate in the NW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 6, Township 40 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon, being that portion of said NW $\frac{1}{4}$ SE $\frac{1}{4}$ lying East of the East Langell Valley Road and South of the following described line:

Beginning at a point on the Easterly right of way line of the East Langell Valley Road, as the same is presently located and constructed; from which point the brass cap monument marking the Southeast corner of Section 6, Township 40 South, Range 14 East of the Willamette Meridian, bears South 49° 25' 20" East 3335.0 feet distant, thence North 77° 40' East 196.50 feet; thence 220.25 feet along the arc of a 950.00 foot radius curve to the right, the long chord of which bears North 84° 18' 30" East 219.75 feet; thence South 89° 03' East 795 feet, more or less to the East line of said NW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 6.

SUBJECT TO:

1. Rights of the public in and to any portion of the herein described premises lying within the limits of street, roads or highways.
2. The assessment roll and the tax roll disclose that the premises herein described have been specially assessed as Farm Use Land. If the land becomes disqualified for the special assessment under the statute, an additional tax may be levied and in addition thereto a penalty may be levied if notice of disqualification is not timely given.
3. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Langell Valley Irrigation District.
4. Subject to rights for transmission line purposes as the Oregon Power Company may have under the Act of March 7, 1911 as described in instrument recorded in Deed Volume 298, page 457, Deed Records of Klamath County, Oregon.
5. This instrument does not guarantee that any particular use may be made of the property described in this instrument. A buyer should check with the appropriate city or county planning department to verify approved uses.

STATE OF OREGON,)
County of Klamath)

Filed for record at request of

on this 27 day of Feb A.D. 19 84
at 3:12 o'clock P M, and duly
recorded in Vol. M84 of Deeds
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EVELYN BIEHN, County Clerk

By Pamela Smith Deputy

Fee 8.00