

44012

MTC #143080

WARRANTY DEED

ROBERT A. HODGES

KNOW ALL MEN BY THESE PRESENTS, That

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DORIS M. NICHOLLS, 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 pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

The E 1/2 of the NW 1/4 of Section 3, Township 38 South, Range 15 East of the Willamette Meridian, Klamath County, Oregon.

"This instrument does not constitute a warranty of title. A buyer should consult with an appropriate attorney or title insurance company before purchasing property."

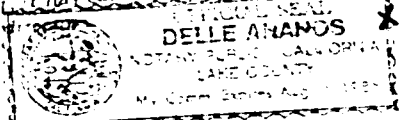
MOUNTAIN TITLE COMPANY INC.

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 shown on the reverse of this deed and of record and apparent upon the land, as of the date of this deed,

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 \$ 25,000.00

However, 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 August, 1967.

In Witness Whereof, the grantor has caused its name to be signed and was 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, California)
County of)

Personally appeared the above named Robert A. Hodges, 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 Robert A. Hodges and acknowledged the foregoing instrument to be his voluntary act and deed.

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.

Notary Public for Oregon
My commission expires

Notary Public for Oregon
My commission expires

Robert A. Hodges

NAME, ADDRESS AND ADDRESS
Jim & Doris M. Nicholls
250 Lakeville Circle
Petaluma, CA 94951

After recording return to:
GRANTEE

NAME, ADDRESS AND ADDRESS
GRANTEE

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

GRANTEE

NAME, ADDRESS AND ADDRESS

STATE OF OREGON

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
Record of Deeds of said county.
Witness my hand and seal of County affixed

By

Recording Officer

Deputy

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 effect, if any, and including all petroleum, oil, minerals and gas not derived therefrom as set forth in Agreement for Sale of Real Estate by Est. A. Dorton and Mary Helen Dorton, to Louis F. Perirish and Frances H. Perirish, recorded April 21, 1971 in Volume MT1, page 3-60, Microfilm Records of Klamath County, Oregon, and by Agreement for Sale of Real Estate by Louis F. Perirish and Frances H. Perirish to Perirish Investment Corp., Louis F. Perirish, President, recorded April 21, 1971 in Volume MT1, page 3-65, Microfilm Records of Klamath County, Oregon.

3. An easement created by instrument, including the terms and provisions thereof, Dated: January 15, 1971
Recorded: April 21, 1971
Volume: MT1, page 3-60, Microfilm Records of Klamath County, Oregon
In favor of: Est. A. Dorton and Mary Helen Dorton
For: Ingress and egress

4. An easement created by instrument, including the terms and provisions thereof, Dated: January 15, 1971
Recorded: April 21, 1971
Volume: MT1, page 3-65, Microfilm Records of Klamath County, Oregon
In favor of: Perirish Investment Corp., Louis F. Perirish, President
For: Ingress and egress

5. Trust Deed, including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein.

Dated: December 6, 1968
Recorded: December 17, 1968
Volume: MS3, page 21351, Microfilm Records of Klamath County, Oregon
Grantor: Robert A. Hoiser
Trustee: Mountain Title Company, Inc.
Beneficiary: Thomas B. Kolt and Arna Kolt, husband and wife

The Grantees as they appear on the reverse of this deed agree to execute said Trust Deed and to pay said Trust Deed in full.

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

on this 11th day of November A.D. 1971
at 11:45 a.m. and a
recorded in Vol. 20714
Page 20714

EVELYN BIEHN, County Clerk

By *Barbara Smith* Deputy

Fee 0.00