

48435
JAMES J. BELLET and ROGER NICHOLSON, doing business as NICHOLSON & BELLET CONSTRUCTION CO., a Partnership
conveys to ROGER NICHOLSON
County, Oregon, to-wit: Grantee, the following real property situated in Klamath Grantor,
See attached Exhibit "A."

SUBJECT TO reservations and restrictions of record, easements and rights of way of record and those apparent on the land.

The true consideration for this conveyance is \$ Trade (Here comply with the requirements of ORS 93.030)
(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)
Dated this 2 day of May, 1985.

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
Personally appeared the above named

James J. Bellet
Nicholson & Bellet Construction Co.
BY: James J. Bellet
BY: Roger Nicholson

James J. Bellet and Roger Nicholson
and acknowledged the foregoing instrument to be their voluntary act and deed.
Before me: Notary Public for Oregon—My commission expires: 3/15/88

(OFFICIAL SEAL)

BARGAIN AND SALE DEED
James J. Bellet and Roger Nicholson dba Nicholson & Bellet Co., a partnership
to Roger Nicholson, grantee

After recording return to:

PROCTOR, PUCKETT & FAIRCLO
280 Main
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

Roger Nicholson
P.O. Box 458
Fort Klamath, OR 97626

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of } ss.

I certify that the within instrument was received for record on the day of 19 at o'clock M., and recorded on page or as fee/file/instrument/microfilm/reception No.

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

By NAME TITLE Deputy

SPACE RESERVED
FOR
RECORDER'S USE

"THE SIX-PLEX ON ELDORADO":

6631

A parcel of land situated in the NW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 20, Township 38 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, and being a portion of vacated Blocks 7 and 8 and vacated Clairmont Street, ELDORADO HEIGHTS ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, being more particularly described as follows:

Beginning at a 1" iron pipe marking the Southeasterly corner of Lot 19 of said Block 8; thence Southeasterly along the Northerly right of way line of Eldorado Boulevard a distance of 104.69 feet, said right of way line being the arc of a curve concave to the Southwest having a radius of 756.26 feet; thence North 49° 03' 38" East a distance of 119.99 feet to a point on the Northeasterly line of Lot 3 of said Block 7; thence North 32° 04' 46" West a distance of 63.65 feet to the Northwest corner of Lot 2 of said Block 7; thence North 67° 19' 42" West a distance of 63.24 feet to the Northeast corner of Lot 19 of said Block 8; thence Northwesterly along the Northeasterly line of said Lot 19 a distance of 18.10 feet, said line being the arc of a curve concave to the Southwest having a radius of 866.26 feet; thence South 34° 59' 30" West a distance of 110.44 feet to a point on the Northerly right of way line of Eldorado Boulevard; thence Southeasterly along said right of way line, said line being a curve concave to the Southwest having a radius of 756.26 feet, a distance of 6.31 feet to the point of beginning.

STATE OF OREGON,)

County of Klamath)

Filed for record at request of

on this 6th day of May A.D. 19 85
 at 2:05 o'clock P M, and duly
 recorded in Vol. M85 of Deeds
 Page 6630

EVELYN BIEHN, County Clerk

By [Signature] DeputyFee 9.00

For Deed
 from Nicholas to Jim & Betty