

WILLIAM R. NICHOLSON, JR. and GAYLE PAYNE NICHOLSON, husband and wife convey(s)

to WILLIAM R. NICHOLSON, JR. and GAYLE PAYNE NICHOLSON, each as to an undivided 1/2 interest

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

SEE ATTACHED EXHIBIT "A"

This instrument is being recorded as an accommodation only, and has not been examined as to validity, sufficiency or effect it may have upon the herein described property. This courtesy recording has been requested of ASPEN TITLE & ESCROW, INC.

"THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES."

The true and actual consideration for this transfer is \$ None

Dated this 15th day of January, 1986.

Gayle Payne Nicholson
William R. Nicholson Jr.

STATE OF OREGON, County of Klamath) ss.

On this 15th day of January, 1986, personally appeared the above named

Gayle Payne Nicholson and William R. Nicholson, Jr. and acknowledged the foregoing

instrument to be their her voluntary act and deed.

Before me

W. Eugene P. Addington
Notary Public for Oregon

My commission expires March 22, 1989

- * 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)

BARGAIN AND SALE DEED
(INDIVIDUAL)

TO

After Recording Return to: TAYLOR

Gayle R. Nicholson
5220 S. South St.
Klamath Falls, OR
97603

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 Record of Deeds of said County.

Witness my hand and seal of County affixed

By Title Deputy

PARCEL 1:

A portion of the SE $\frac{1}{4}$ NW $\frac{1}{4}$, Section 2, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, described as follows: Beginning at a $\frac{1}{2}$ " iron pin which bears North 88° 59' 04" East 905.0 feet and North 0° 35' West 322.88 feet from the iron pin marking the Southwest corner of said SE $\frac{1}{4}$ NW $\frac{1}{4}$, said beginning point being the Northeast corner of parcel conveyed by Harry R. Waggoner to Wayne N. Horton by deed recorded in Volume M-77 at page 1215, thence North 88° 35' West along the North line of last-mentioned parcel, 122.52 feet to a P.K. nail; thence South 45° 25' West 27.79 feet to a P.K. nail; thence North 0° 35' West 62.0 feet to a $\frac{1}{2}$ " iron pin; thence South 88° 35' East 74.51 feet to a $\frac{1}{2}$ " iron pin; thence North 0° 35' West 155.0 feet to a point; thence North 89° 25' East 68.0 feet to a point; thence South 0° 35' East 222.12 feet, more or less, to the point of beginning.

PARCEL 2:

Beginning at an iron pin which bears South 88° 05' West 20.4 feet and North 0° 59' West 560 feet and South 89° 25' West 245.5 feet from the iron pin which marks the center of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, and running thence South 89° 25' West, parallel with the most Southerly line of Pleasant Home Tracts, 300 feet to a point; thence North 0° 35' West 157.6 feet, more or less, to a point on the South line of Lot 6, Pleasant Home Tracts; thence North 89° 25' East along said Southerly line of Pleasant Home Tracts, 300 feet; thence South 0° 59' East parallel with the center line of Ward Street, 157.6 feet, more or less, to the point of beginning.

PARCEL 3:

The Southerly 97.7 feet of Lot 6, PLEASANT HOME TRACTS, in the County of Klamath, State of Oregon, LESS AND EXCEPTING the West 12 feet thereof, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PARCEL 4:

Lot 3, PLEASANT HOME TRACTS, in the County of Klamath, State of Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PARCEL 5:

A portion of the SE $\frac{1}{4}$ NW $\frac{1}{4}$, Section 2, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, described as follows: Beginning at a $\frac{3}{4}$ " iron pipe on the North line of said SE $\frac{1}{4}$ NW $\frac{1}{4}$ which bears North 89° 24' 30" East 660.2 feet from the iron axle marking the Southwest corner of Lot 82, Pleasant Home Tracts; thence South 0° 35' East 1020.2 feet to a concrete nail set 0.2 feet South of a pipe fence post; thence South 89° 30' 55" East 82.5 feet to a point; thence South 0° 35' East 279.46 feet to a point on the Northerly right of line of South Sixth Street as now located and constructed; thence North 88° 59' 04" East along said right of way line, 20.0 feet to a point; thence North 0° 35' West 330.93 feet to a $\frac{1}{2}$ " iron pin; thence South 88° 35' East 74.51 feet to a $\frac{1}{2}$ " iron pin; thence North 0° 35' West 449.3 feet, more or less, to a point which is 97.7 feet North of the South line of Lot 6, Pleasant Home Tracts; thence South 89° 25' West 12.0 feet to a point on the West line of said Lot 6, Pleasant Home Tracts; thence North 0° 35' West 519.83 feet, more or less, to the North line of said SE $\frac{1}{4}$ NW $\frac{1}{4}$; thence South 89° 24' 30" West, along said North line, 165.0 feet, more or less, to the point of beginning.

STATE OF OREGON COUNTY OF KLAMATH ss

Filed for record at request of _____ the _____ day
of _____ January A.D. 19 86 at 3:17 o'clock P.M. and duly recorded in Vol _____
of _____ Deeds _____ on Page _____

FEE 20.00

Evelyn Biehn, County Clerk
By _____