

OK

84495

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That Henry T. Nichols - AKA Taylor Nichols hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by H.T. Nichols, Jr.

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:

Lot Twenty-five (25) New Deal Tracts as designated on the official plat thereof now on file in the office of the County Clerk of Klamath County, Oregon, excepting and reserving to the first parties their heirs and assigns, the right at any time to construct, build and erect ditches, telephone lines, telegraph lines and electric power lines in and upon said premises, and to keep and maintain the same, said right to be for the benefit of the lands and premises adjoining the above described land.

(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

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 \$.....

However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (The sentence between the symbols ①, if not applicable, should be deleted. See ORS 93.030.)

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 19 day of February, 1988; 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.

Henry T Nichols

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.

STATE OF OREGON, }
County of Klamath } ss.
Feb 19 88

STATE OF OREGON, County of) ss.
....., 19.....

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:

Personally appeared the above named
Henry T. Nichols aka Taylor Nichols

and acknowledged the foregoing instru-
ment to be his voluntary act and deed.

Before me:
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires: 4/1/90

(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires:
(If executed by a corporation, affix corporate seal)

Henry T. Nichols
1430 Gary St.
Klamath Falls, OR 97603
GRANTOR'S NAME AND ADDRESS

H.T. Nichols, Jr.
P.O. Box 844
Central Valley, CA 95609
GRANTEE'S NAME AND ADDRESS

After recording return to
Henry T. Nichols
1430 Gary St.
Klamath Falls, OR 97603
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:
Henry T. Nichols
1430 Gary St.
Klamath Falls, OR 97603
NAME, ADDRESS, ZIP

STATE OF OREGON, }
County of Klamath } ss.

I certify that the within instru-
ment was received for record on the
19th day of February, 1988,
at 9:50 o'clock AM, and recorded
in book/reel/volume No. M88 on
page 2369 or as fee/file/instru-
ment/microfilm/reception No. 84495.
Record of Deeds of said county.

Witness my hand and seal of
County affixed.

Evelyn Biehn, County Clerk
NAME TITLE
By Pam Smith Deputy

Fee: \$10.00

50
FEB 19 9 50 AM '88