

22158

# 01035739

Vol. m90 Page 21995
**Aspen**  
 TITLE & ESCROW, INC.

## WARRANTY DEED

AFTER RECORDING RETURN TO:  
 Mr. and Mrs. John R. Nickelson  
 and John W. Nickelson  
 4319 Altamont Drive  
 Klamath Falls, OR. 97603

UNTIL A CHANGE IS REQUESTED ALL TAX  
 STATEMENTS TO THE FOLLOWING ADDRESS:  
 SAME AS ABOVE

MARJORIE J. RAMBO, hereinafter called GRANTOR(S), convey(s) to  
 JOHN R. NICKELSON and SHIRLEY D. NICKELSON, husband and wife, as  
 to an undivided one-half interest and JOHN W. NICKELSON, as to  
 an undivided one-half interest, not as tenants in common, but  
 with full rights of survivorship, hereinafter called GRANTEE(S),  
 all that real property situated in the County of Klamath, State  
 of Oregon, described as:

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY  
 THIS REFERENCE MADE A PART HEREOF AS THOUGH FULLY SET FORTH  
 HEREIN.....

"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."

and covenant(s) that grantor is the owner of the above described  
 property free of all encumbrances except: 1) Rights of the  
 public in and to any portion of the herein described premises  
 lying within the boundaries of roads or highways. 2) Waiver of  
 Riparian rights as set forth in Deed recorded September 16, 1905  
 in Book 18, page 348, Deed Records. 3) Release of Damages,  
 including the terms and provisions thereof, recorded December  
 22, 1931 in Book 96, page 437, Deed Records. 4) Two Easements,  
 including the terms and provisions thereof, recorded December  
 22, 1931 in Book 96, page 438, and recorded March 10, 1934 in  
 Book 102, page 457. 5) Reservations, as set forth in Deed  
 recorded October 14, 1935 in Book 105, page 273, Deed Records.,

and will warrant and defend the same against all persons who may  
 lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is  
 \$43,000.00.

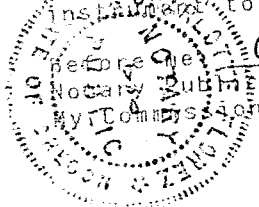
In construing this deed and where the context so requires, the  
 singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument  
 this 22nd day of October, 1990.

Margie J. Rambo  
 MARJORIE J. RAMBO

STATE OF OREGON, County of Klamath)ss.

On October 26, 1990, personally appeared the above  
 named MARJORIE J. RAMBO and acknowledged the foregoing  
 instrument to be her voluntary act and deed.



Charlotte Hines  
 Notary Public for Oregon  
 Commission Expires: March 22, 1993

Sept. 20, 1993

20 NOV 2 11 02

## EXHIBIT "A"

A portion of Lot 8, Section 6, Township 40 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point on the East line of Lot 8, Section 6, Township 40 South, Range 8 East of the Willamette Meridian, 660.00 feet South from the Northeast corner of said Lot 8; thence West at right angles to said East line of said Lot 8 to a point on the Easterly line of Keno-Worden Highway and the point of beginning of this description; thence Northwesterly along said Easterly line of said Highway 160.00 feet; thence East 200.00 feet; thence Southeasterly parallel with and 200.00 feet from the Keno-Worden Highway 160.00 feet; thence West 200.00 feet to said Highway right of way and point of beginning of this description.

CODE 21 MAP 4008-600 TL 2800

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title co. the 2nd day  
of Nov. A.D., 19 90 at 11:02 o'clock A.M., and duly recorded in Vol. M90,  
of Deeds on Page 21995.

Evelyn Biehn County Clerk  
By Douglas Mulholland

FEE \$33.00