

KNOW ALL MEN BY THESE PRESENTS, That

~~CHERYL KLOIBER~~

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

~~WILLIAM R. NICHOLSON, JR.~~, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, the 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:

The NW 1/4 NW 1/4 NW 1/4 of Section 28, Township 40 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon. TOGETHER WITH a 1979 EN Mobile Home, Oregon License #X15771, Serial #C1131XY, which is situate on the real property described herein.

SUBJECT TO: Mortgage recorded November 16, 1979, in Volume M79, page 27042, Microfilm Records of Klamath County, Oregon, in favor of State of Oregon, represented and acting by the Director of Veterans' Affairs, as Mortgagee. The Grantees herein DO NOT AGREE TO ASSUME NOR PAY this

Mortgage and the Grantors will hold the Grantees harmless therefrom. "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."

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 and the above granted premises, free from all encumbrances

except those of record and those apparent upon the land, if any, as the date of this deed 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 \$ 75,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the ~~whole~~ part of the consideration (indicate which). (The sentence between the symbols, 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 28th day of May, 19 92; 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.

Cheryl K. Kloiber
CHERYL KLOIBER

STATE OF OREGON,)
County of Klamath) ss.
May 28, 19 92

Personally appeared the above named _____
CHERYL KLOIBER

_____ and acknowledged the foregoing instrument to be her voluntary act and deed.

Before me:

Notary Public for Oregon

My commission expires: 11/16/95

STATE OF OREGON, County of _____) ss.

The foregoing instrument was acknowledged before me this _____, 19 _____, by _____,

_____, president, and by _____,

_____, secretary of _____

a _____ corporation, on behalf of the corporation.

Notary Public for Oregon _____

My commission expires: _____ (SEAL)

CHERYL KLOIBER
11888 OVERLAND DR.
KLAMATH FALLS, OR 97601

GRANTOR'S NAME AND ADDRESS

WILLIAM R. NICHOLSON JR.
11888 Overland Dr.
KLAMATH FALLS, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

WILLIAM R. NICHOLSON JR.
11888 Overland Dr.
KLAMATH FALLS, OR 97601

NAME, ADDRESS, ZIP

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

WILLIAM R. NICHOLSON JR.
11888 Overland Dr.
KLAMATH FALLS, OR 97601

NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

County of Klamath

I certify that the within instrument was received for record on the 28th day of May, 19 92, at 4:01 o'clock P M., and recorded in book M92 on page 11568 or as file/rel number 45441.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

Recording Officer

By Dorothy M. Miering Deputy

Fee \$30.00