

KNOW ALL MEN BY THESE PRESENTS, That

JENTRY L. NIX, JR. AND JANIS L. NIX, as tenants by the entirety

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

BRYAN J. STUART

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:

SEE EXHIBIT "A" which is made a part hereof by this reference

## MOUNTAIN TITLE COMPANY

"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 \$ 150,000.00

~~XXXXXX THE STATE OF OREGON, County of Klamath, State of Oregon, do hereby certify that the within instrument was received for record on the 29th day of October, 1992, at 10:00 o'clock A.M., and recorded in book 92 on page 31235 or as filed/reel number 92-31235. Record of Deeds of said county.~~

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 29th day of October, 1992; 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.

STATE OF ~~OREGON~~ MICHIGAN )County of WAYNE ) ss.October 29, 19 92

Personally appeared the above named

JENTRY L. NIX, JR.JANIS L. NIX

and acknowledged the foregoing instrument to be \_\_\_\_\_ voluntary act and deed.

Before me:

Ramona Ramirez  
Notary Public for ~~OREGON~~ MICHIGAN  
My commission expires:

RAMONA RAMIREZ  
NOTARY PUBLIC - WAYNE COUNTY, MICH.  
MY COMMISSION EXPIRES 05-23-95

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)

GRANTOR'S NAME AND ADDRESS

BRYAN J. STUART11053 Miracle DriveKlamath Falls, OR 97603

GRANTEE'S NAME AND ADDRESS

BRYAN J. STUART11053 Miracle DriveKlamath Falls, OR 97603

After recording return to:

BRYAN J. STUART11053 Miracle DriveKlamath Falls, OR 97603

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

NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

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 \_\_\_\_\_ or as

file/reel number \_\_\_\_\_.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Recording Officer

By \_\_\_\_\_ Deputy

SPACE RESERVED

FOR

RECORDERS USE

MOUNTAIN TITLE COMPANY

MOUNTAIN TITLE COMPANY

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

A tract of land situated in the SE1/4 NW1/4 of Section 9, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

- Beginning at a point which is North 00 degrees 06' 00" East 491.28 feet and South 89 degrees 08' 00" East (South 89 degrees 18' East by Deed Volume M76, page 4147, as recorded in Klamath County Deed Records) 250.00 feet from the CW 1/16 corner (Southwest corner of said SE1/4 NW1/4) of said Section 9; thence North 00 degrees 52' 00" East 200.95 feet; thence South 89 degrees 13' 00" East 242.79 feet to a curve to the left (radius point bears South 58 degrees 00' 38" East 230.00 feet); thence along the arc of said curve (central angle is 31 degrees 07' 22") 122.22 feet; thence South 00 degrees 52' 00" West 85.00 feet; thence North 89 degrees 08' 00" West 210.40 feet to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 31st day  
of Dec. A.D., 19 92 at 2:16 o'clock P M., and duly recorded in Vol. M92,  
of Deeds on Page 31235.

FEE \$35.00

Evelyn Biehn County Clerk

By Pauline M. Henderson