

THIS INDENTURE WITNESSETH, That HARRY R. WAGGONER and NORMA E. WAGGONER, husband and wife, herein called "grantors", in consideration of TWO HUNDRED THIRTY-FIVE THOUSAND AND NO/100 DOLLARS to them paid, have bargained and sold and by these presents do grant, bargain, sell and convey to WILLIAM R. NICHOLSON, JR. and GAYLE PAYNE NICHOLSON, husband and wife, herein called "grantees", their heirs and assigns forever, the following-described premises, situated in Klamath County, State of Oregon:

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

TOGETHER WITH an easement 10 feet in width for road purposes as shown by instrument dated December 1, 1976, recorded December 17, 1976, in Deed Volume M-76, Page 20164, records of Klamath County, Oregon.

**PAID IN FULL**  
**FIRST INTERSTATE MORTGAGE COMPANY**  
 STATE OF OREGON: (1) 1977-78 real property taxes which are now a lien on the property and payable to the Klamath County Treasurer; (2) Liens and assessments of Klamath Project and Enterprise Irrigation District, and regulations, contracts, easements and water and irrigation rights in connection therewith; (3) Unpaid charges or assessments of Enterprise Irrigation District; (4) Rules, regulations and assessments of Klamath County South Suburban Sanitary District; (5) Reservations and restrictions in deed from C. W. Miller, et ux, to Bell Wood, recorded in Deed Volume 90, Page 202, records of Klamath County, Oregon; (6) Access restrictions and easement for slope purposes, including the terms and provisions thereof, contained in deed from Lois D. Abbey to the State of Oregon, by and through its State Highway Commission, recorded February 18, 1964, in Deed Volume 31, Page 181, records of Klamath County, Oregon; (7) Easement given to Wayne N. Horton in deed from Harry R. Waggoner, recorded January 21, 1977, in Deed Volume M-77, Page 1215, records of Klamath County, Oregon,

together with all tenements, hereditaments and appurtenances hereunto belonging or appertaining, and all estate, right, title and interest in and to the same.

TO HAVE AND TO HOLD said premises unto grantees, their heirs and assigns forever. Said grantors do covenant to and with said grantees, their heirs and assigns, that they are the owners of said premises, being lawfully seized in fee simple thereof; that said premises are free from all encumbrances, except as stated above; and that they and their heirs and representatives will warrant and defend the same from all lawful claims whatsoever.

The true and actual consideration for this transfer is \$235,000.00.

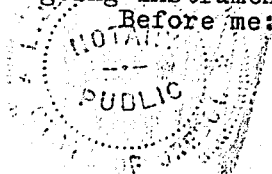
IN WITNESS WHEREOF, We have hereunto set our hands this 15<sup>th</sup> day of September, 1977.

H. R. Waggoner  
Norma E. Waggoner

STATE OF OREGON                    }  
County of KLAMATH                } ss. September 15<sup>th</sup>, 1977

Personally appeared the above-named HARRY R. WAGGONER and NORMA E. WAGGONER, husband and wife, known to me to be the identical persons described as grantors in the within Deed, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:



[Signature]  
NOTARY PUBLIC FOR OREGON  
My commission expires 8/14/79

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of \_\_\_\_\_ the 8th day  
of Feb. A.D. 19 93 at 3:57 o'clock P.M., and duly recorded in Vol. M93  
of \_\_\_\_\_ Deeds \_\_\_\_\_ on Page 2884.

FEE \$35.00

Evelyn Biehn - County Clerk

By Pauline Mulendore

SEND TAX STATEMENTS TO:

WILLIAM R. NICHOLSON, JR. and  
GAYLE PAYNE NICHOLSON

2655 Shasta Way Suite 1  
Klamath Falls Oregon 97603