

## WARRANTY DEED

THIS INDENTURE WITNESSETH, That HARRY R. WAGGONER and NORMA E. WAGGONER, husband and wife, herein called "grantors", in consideration of THIRTY 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:

PARCEL 1: 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  $\frac{1}{2}$  inch iron pin which bears N. 88°59'04" E. 905.0 feet and N. 0°35' W. 322.88 feet from the iron pin marking the South-west corner of said SE $\frac{1}{4}$ NW $\frac{1}{4}$ , said beginning point being the Northeast corner of parcel conveyed by Harry R. Waggoner to Wayne N. Horton by deed recorded in Vol. M-77, Page 1215, microfilm records of Klamath County, Oregon; thence N. 88°35' W., along the North line of last-mentioned parcel, 122.52 feet to a P.K. nail; thence S. 45°25' W. 27.79 feet to a P.K. nail; thence N. 0°35' W. 62.0 feet to a  $\frac{1}{2}$  inch iron pin; thence S. 88°35' E. 74.51 feet to a  $\frac{1}{2}$  inch iron pin; thence N. 0°35' W. 155.0 feet to a point; thence N. 89°25' E. 68.0 feet to a point; thence S. 0°35' E. 222.12 feet, more or less, to the point of beginning. TOGETHER WITH easement for utility purposes as shown in instrument recorded January 21, 1977, in Deed Volume M-77, Page 1215, records of Klamath County, Oregon.

PARCEL 2: Beginning at an iron pin which bears S. 88°05' W. 20.4 feet and N. 0°59' W. 560 feet and S. 89°25' W. 245.5 feet from the iron pin which marks the center of Section 2, Township 39 S., R. 9 E.W.M., and running thence S. 89°25' W., parallel with the most southerly line of Pleasant Home Tracts, 300 feet to a point; thence N. 0°35' W. 157.6 feet, more or less, to a point on the South line of Lot 6, Pleasant Home Tracts; thence N. 89°25' E., along said southerly line of Pleasant Home Tracts, 300 feet; thence S. 0°59' E., parallel with the center line of Wiard Street, 157.6 feet, more or less, to the point of beginning.

PARCEL 3: The southerly 97.7 feet of Lot 6, PLEASANT HOME TRACTS, LESS AND EXCEPTING the West 12 feet thereof, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PARCEL 4: Lot 3, PLEASANT HOME TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: (1) 1977-78 real property taxes which are now a lien but not yet due and payable. (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 assess-

ments of Enterprise Irrigation District. (4) Rules, regulations and assessments of 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, (affects Parcel 2). (6) Reservations and restrictions in deed from Charles W. Miller, et ux, to Foy H. Grumbles, et ux, recorded May 7, 1940, in Deed Volume 129, Page 157, records of Klamath County, Oregon, (affects Parcel 3). (7) Reservations and restrictions in deed from Idella Harnden to Albert E. Wampler, et ux, recorded November 26, 1945, in Deed Volume 182, Page 281, records of Klamath County, Oregon, (affects Parcel 4). (8) Life estate of Edith Rummerfield (affects Parcel 4),

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 \$30,000.00.

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

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]*  
*[Signature]*

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

STATE OF OREGON, ss.  
County of Klamath

Filed for record at request of:

SEND TAX STATEMENTS TO:  
WILLIAM R. NICHOLSON, JR. and  
GAYLE PAYNE NICHOLSON

2655 Ashcroft Way Suite 1  
Klamath Falls, Oregon 97603

(Warranty Deed - 2)

on this 8th day of Feb. A.D. 19 93  
at 3:57 o'clock P.M. and duly recorded  
in Vol. M93 of Deeds Page 2886  
Evelyn Biehn  
By *[Signature]* County Clerk

Fee. \$35.00

Deputy.