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62443

BARGAIN AND SALE DEED

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KNOW ALL MEN BY THESE PRESENTS, That ELMORE NICHOLSON and MARY ANN NICHOLSON, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto **** hereinafter called grantee, and unto grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

**** ELMORE NICHOLSON AND MARY ANN NICHOLSON, TRUSTEES OR THEIR SUCCESSORS IN TRUST, UNDER THE NICHOLSON LOVING® TRUST DATED APRIL 19, 1993, AND ANY AMENDMENTS THERETO.

#1) North half of Northeast quarter of Section 18, Township 33 South, Range 7-1/2 E.W.M.

#2) The Southwest quarter of Northeast quarter, the Northwest quarter of Southeast quarter, and the North half of Southwest quarter of Southeast quarter; all in Section 18, Township 33 South, Range 7-1/2 E.W.M.

#3) S-1/2 SW-1/4 SE-1/4 of Section 18, Township 33 South, Range 7-1/2 East of the Willamette Meridian, together with the household furniture, furnishings and equipment situated at the dwelling house on said real property, all being located in Klamath County, Oregon.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ -0-

① 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). ② (The sentence between the symbols ①, 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 19 day of April, 1993; if a corporate grantor, it has caused its name to be signed and its seal affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.

Elmore Nicholson
ELMORE NICHOLSON

Mary Ann Nicholson
MARY ANN NICHOLSON

STATE OF OREGON, County of Klamath

This instrument was acknowledged before me on April 19, 1993, by ELMORE NICHOLSON and MARY ANN NICHOLSON

This instrument was acknowledged before me on _____, 19____, by _____, as _____ of _____

My commission expires 10/31/95

Notary Public for Oregon



OFFICIAL SEAL
JAMES H. SMITH
NOTARY PUBLIC - OREGON
COMMISSION NO 010393
MY COMMISSION EXPIRES OCT 31, 1995

ELMORE NICHOLSON & MARY ANN NICHOLSON
Box 455
Fort Klamath, OR 97626
Grantor's Name and Address

ELMORE NICHOLSON & MARY ANN NICHOLSON
Box 455
Fort Klamath, OR 97626
Grantee's Name and Address

After recording return to (Name, Address, Zip):

JAMES H. SMITH, ATTORNEY
1017 N. Riverside, #116
Medford, OR 97501

Until requested otherwise send all tax statements to (Name, Address, Zip):

ELMORE NICHOLSON & MARY ANN NICHOLSON
Box 455
Fort Klamath, OR 97626

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 3rd day of June, 1993, at 11:12 o'clock A.M., and recorded in book/reel/volume No. M93 on page 12715 or as fee/file/instrument/microfilm/reception No. 62443, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
NAME TITLE

By Deanne M. Melander, Deputy

Fee \$30.00