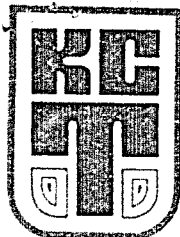


80432


 05-04-94A10:13 RCVD
KLAMATH COUNTY TITLE COMPANY

K-46305

Vol 94 Page 14037
STATUTORY WARRANTY DEED
 (Individual or Corporation)

JIM NICHOLLS AND DORIS M. NICHOLLS

 conveys and warrants to CHARLES T. DUVAL, Grantor,

 the following described real property in the County of KLAMATH and State of Oregon, Grantee.

 E1/4NW1/4 OF SECTION 3, TOWNSHIP 38 SOUTH, RANGE 15 EAST OF THE WILLAMETTE MERIDIAN
 KLAMATH COUNTY, OREGON.

This property is free of liens and encumbrances, EXCEPT:

 SUBJECT TO: RESERVATIONS AND RESTRICTIONS OF RECORD, RIGHTS OF WAYS AND EASEMENTS OF RECORD,
 AND THOSE APPARENT UPON THE LAND, CONTRACTS AND/OR LIENS FOR IRRIGATION AND/OR DRAINAGE.

 *AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST
 FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.
 (Here comply with the requirements of ORS 93.030).

 The true consideration for this conveyance is \$ 40,000.00

 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 THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO
 VERIFY APPROVED USES.

 DATED this 30th day of March 19 94. If a corporate grantor, it has caused its name to be signed by
 resolution of its board of directors.

 X Jim Nicholls
 JIM NICHOLLS

 X Doris M. Nicholls
 DORIS M. NICHOLLS

 STATE OF OREGON, County of Benton)ss.

 The foregoing instrument was acknowledged before me
 this 24th day of March 19 94

 by BARBARA L. OBRIST DORIS M. NICHOLLS

Barbara L. Obrist

Notary Public for Oregon

 My commission expires: 8-11-96

 OFFICIAL SEAL
 BARBARA L. OBRIST
 NOTARY PUBLIC-OREGON
 COMMISSION NO. 017468
 MY COMMISSION EXPIRES AUG. 11, 1996

After recording return to:

NAME, ADDRESS, ZIP

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

 Charles T. Duval
 325 Main Street, Suite 203
 Klamath Falls, Oregon 98601

CORPORATE ACKNOWLEDGEMENT

STATE OF OREGON, County of _____)ss.

 The foregoing instrument was acknowledged before me
 this _____ day of _____ 19 _____

by _____ and

by _____ of

a corporation, on behalf of the corporation.

Notary Public for Oregon

My commission expires:

THIS SPACE RESERVED FOR RECORDER'S USE

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of CaliforniaCounty of FresnoOn March 30, 1994 before me, Rosalinda Lopez - Notary Public

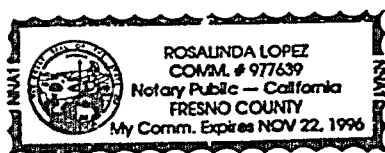
DATE

NAME, TITLE OF OFFICER - E.G., "JANE DOE, NOTARY PUBLIC"

personally appeared Jim Nicholls

NAME(S) OF SIGNER(S)

☐ personally known to me - OR - ☒ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Rosalinda Lopez
SIGNATURE OF NOTARY

OPTIONAL

Though the data below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent reattachment of this form.

CAPACITY CLAIMED BY SIGNER

- ☒ INDIVIDUAL
☐ CORPORATE OFFICER

TITLE(S)

- ☐ PARTNER(S) ☐ LIMITED
☐ GENERAL
☐ ATTORNEY-IN-FACT
☐ TRUSTEE(S)
☐ GUARDIAN/CONSERVATOR
☐ OTHER: _____

SIGNER IS REPRESENTING:

NAME OF PERSON(S) OR ENTITY(IES)

Jim Nicholls

DESCRIPTION OF ATTACHED DOCUMENT

Warranty Deed
TITLE OR TYPE OF DOCUMENT

13

NUMBER OF PAGES

March 22, 1994
DATE OF DOCUMENT

SIGNER(S) OTHER THAN NAMED ABOVE

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STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Co the 4th day
of May A.D., 19 94 at 10:13 o'clock A M., and duly recorded in Vol. M94
of Deeds on Page 14037.

FEE \$35.00

Evelyn Biehn - County Clerk

By Danette Nicholls