

WARRANTY DEED
MTC 32816-KR
KNOW ALL MEN BY THESE PRESENTS, That
ROGER NICHOLSON

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
HAROLD E. CLAWSON & ANITA FAYE CLAWSON, husband and wife
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 ATTACHED LEGAL DESCRIPTION ON EXHIBIT "A" WHICH IS MADE A PART HEREOF BY THIS
REFERENCE.

~~**THE EXECUTION OF THIS DEED BY THE GREANTOR IS BEING MADE AT THE DIRECTION
OF CLTC EXCHANGE COMPANY, AS THE HEREIN DESCRIBED PROPERTY IS A PORTION OF
A TAX DEFERRED EXCHANGE BY SAID GRANTOR.~~

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 all those of record and those apparent upon the land as of 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 \$ 190,000.00 **see above
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). (The sentence between the symbols, 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 16th day of May, 19 94; 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,
County of Klamath)
May 16, 19 94 ss.

Roger Nicholson
ROGER NICHOLSON

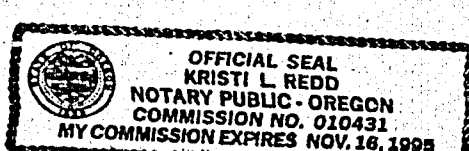
Personally appeared the above named
ROGER NICHOLSON

and acknowledged the foregoing instrument
to be his voluntary act and deed.

Before me:

Kristi L. Redd
Notary Public for Oregon

My commission expires: 11/16/95



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)

ROGER NICHOLSON

P.O. Box 458

Ft. Klamath, OR 97626

GRANTOR'S NAME AND ADDRESS

HAROLD E. CLAWSON & ANITA FAYE CLAWSON

3963 Bristol Ave.

Klamath Falls, OR 97603

GRANTEE'S NAME AND ADDRESS

After recording return to:

HAROLD E. CLAWSON & ANITA FAYE CLAWSON

3963 Bristol Ave.

Klamath Falls, OR 97603

NAME, ADDRESS, ZIP

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

HAROLD E. CLAWSON & ANITA FAYE CLAWSON

3963 Bristol Ave.

Klamath Falls, OR 97603

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of _____ ss.

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.

By _____ Recording Officer
Deputy

MOUNTAIN TITLE COMPANY

EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land situated in the NW1/4 SE1/4 of Section 20, Township 38 South, Range 9 East of the of the Willamette Meridian, Klamath County, Oregon, and being a portion of vacated Blocks 7 and 8 and vacated Clairmont Street, ELDORADO HEIGHTS ADDITION THE CITY OF KLAMATH FALLS, OREGON, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, being more particularly described as follows:

Beginning at a 1" iron pipe marking the Southeasterly corner of Lot 19 of said Block 8; thence Southeasterly along the Northerly right of way line of Eldorado-Boulevard a distance of 104.69 feet, said right of way line being the arc of a curve concave to the Southwest having a radius of 756.26 feet; thence North 49 degrees 03' 38" East a distance of 119.99 feet to a point on the Northeasterly line of Lot 3 of said Block 7; thence North 32 degrees 04' 46" West a distance of 63.65 feet to the Northwest corner of Lot 2 of said Block 7; thence North 67 degrees 19' 42" West a distance of 63.24 feet to the Northeast corner of Lot 19 of said Block 8, thence Northwesterly along the Northeasterly line of said Lot 19 a distance of 18.10 feet, said line being the arc of a curve concave to the Southwest having a radius of 866.26 feet; thence South 34 degrees 59' 30" West a distance of 110.44 feet to a point on the Northerly right of way line of Eldorado Boulevard; thence Southeasterly along said right of way line, said line being a curve concave to the Southwest having a radius of 756.26 feet, a distance of 6.31 feet to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title co
of May A.D., 19 94 at 3:06 o'clock P M., and duly recorded in Vol. M94
on Page 15578
Deeds
Evelyn Biehn County Clerk
By [Signature]

FEE \$35.00